



8 Kinloch Road
GILMERTON | EDINBURGH | EH17 8WE


warners
solicitors & estate agents



8 Kinloch Road, Edinburgh, Gilmerton

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Warners are delighted to present this beautifully maintained, three-bedroom, end-terraced family home with stunning landscaped gardens. Situated in a modern, managed development in the Gilmerton area, just south of Edinburgh city centre, the property welcomes you with a bright entrance hall that leads into a spacious living room on the left. This room is filled with natural light from large front-facing windows and boasts stylish decor, offering ample space for freestanding furniture. The living room flows seamlessly into the contemporary dining kitchen, which features convenient storage and a WC.

The rear-facing kitchen is sleek and modern, with French doors opening onto the garden. It includes a dedicated dining area and is equipped with on-trend base and wall units, along with integrated appliances such as an eye-level oven, gas hob, stainless-steel extractor hood, dishwasher, and washing machine. Upstairs, the three bedrooms are tastefully decorated and carpeted for comfort. The master bedroom benefits from built-in wardrobe and a modern en-suite shower room. A bright, spacious family bathroom completes the upper level, featuring a contemporary three-piece suite with tiled splash walls and flooring. Outside, the South-West facing garden offers a beautiful patio area perfect for entertaining, along with a lawned section for outdoor enjoyment.

- Three-bedroom, end-terraced home in modern development.
- Bright living room with large windows.
- Contemporary kitchen with French doors to garden.
- Master bedroom with en-suite and built-in wardrobe.
- South-West facing garden with patio.
- Prime location lying South of Edinburgh city centre.

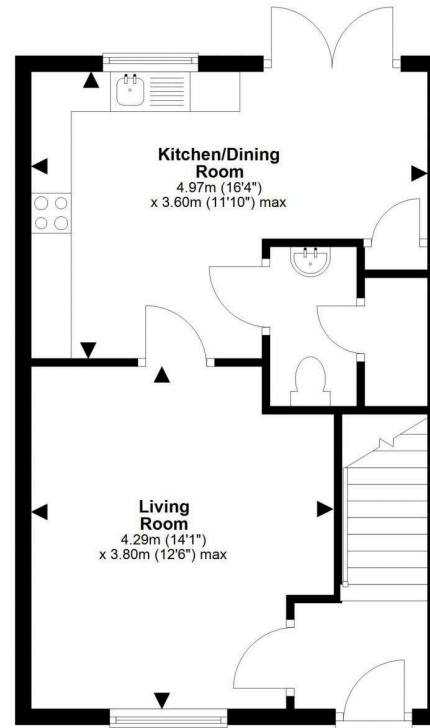
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



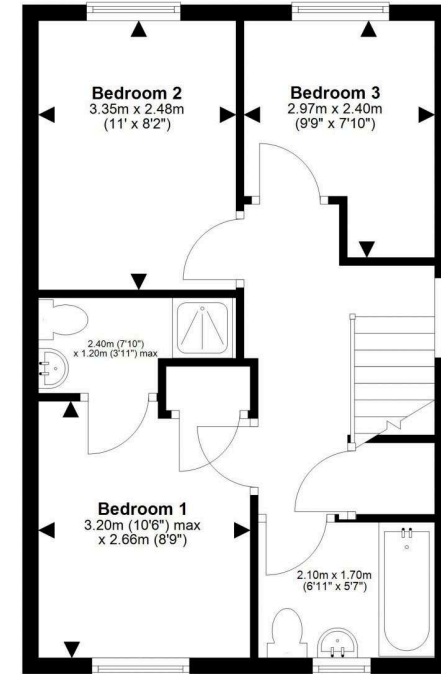
All white goods will be included in the sale of the property along with all blinds and curtain poles only. EPC: C Factoring: Approx. £15 P/M: Ross & Liddell.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
Plan produced using PlanUp.