



49 Gilmerton Place
GILMERTON | EDINBURGH | EH17 8TP


warners
solicitors & estate agents



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Set in the heart of a modern, manicured cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a private rear garden, an allocated parking space, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge, a stylish new kitchen with attractive units and access to the back garden and upstairs the property enjoys three well-proportioned double bedrooms and the home is completed by an exquisite new bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a large paved area ideal for al fresco dining.

- Modern terraced house in quiet cul-de-sac
- Private rear garden and allocated parking space
- Welcoming hallway
- Bright lounge
- New kitchen with garden access
- Three well-proportioned bedrooms
- Stylish new bathroom
- Gas central heating and double glazing

All curtains, blinds, fridge freezer, washer/ dryer, electric oven and induction hob included in sale. Any furniture would be subject to negotiations.

EPC Rating C. Council Tax Band D.

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

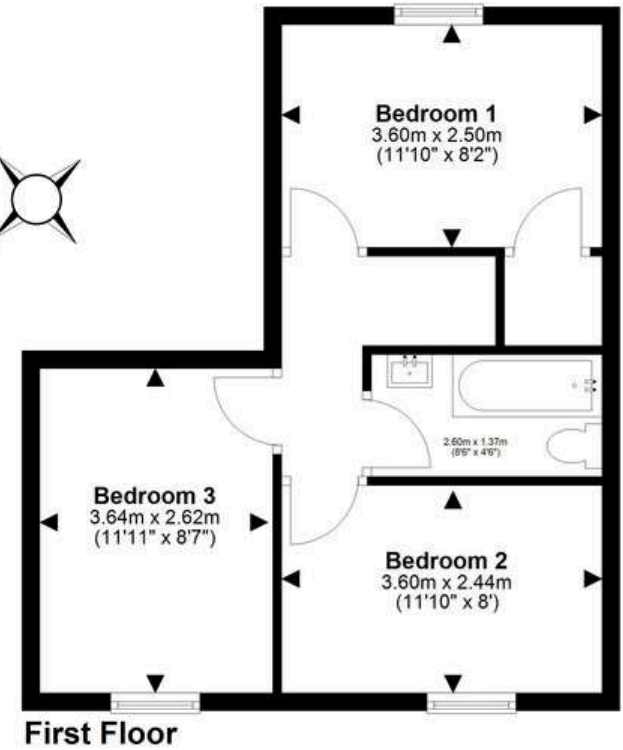
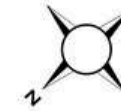
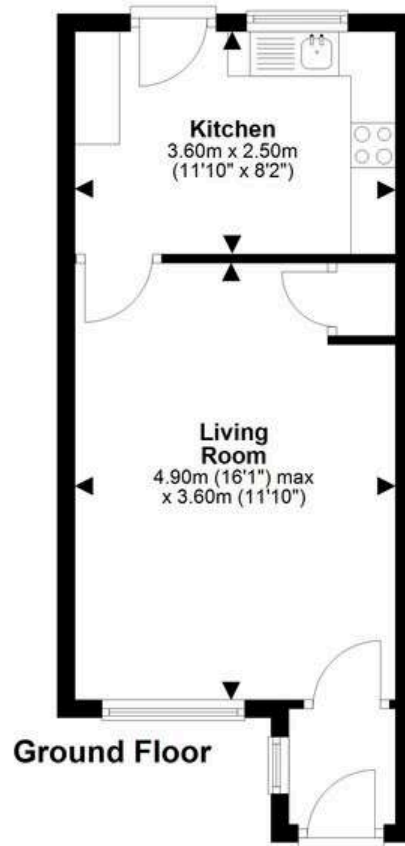
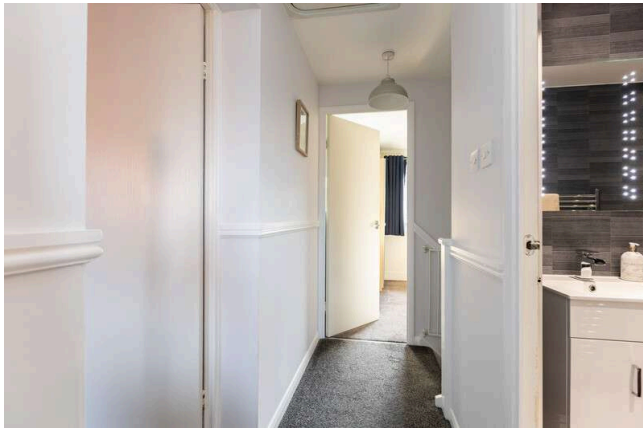




Factor fees approximately £46 per quarter and cover ground maintenance.

The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of 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, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.





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.