



2 Pincott Lane
GILMERSTON | EH17 8ZR


warners
solicitors & estate agents



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Warners are delighted to present this exquisite four-bedroom detached villa, situated in a sought-after modern development and benefiting from an integral garage and a spacious, fully enclosed, child-friendly garden. Enjoying a prime position within the development, the property is just a short drive from the City Bypass and the excellent shops and amenities of Straiton. Designed to meet the needs of modern family life, this stunning home offers luxurious and comfortable living throughout. The ground floor features a bright and spacious dual-aspect living room, enhanced by an elegant panelled feature wall and large windows that flood the space with natural light. Separate from the living room, the beautifully appointed kitchen/dining room is both stylish and functional. Equipped with high-quality appliances, under-cabinet lighting, and ample storage, it provides an ideal setting for any home chef. French doors lead directly from the dining area to the rear garden, seamlessly blending indoor and outdoor living. A separate utility room and a convenient WC complete the ground floor accommodation. Upstairs, four well-proportioned bedrooms provide excellent comfort and privacy. The principal bedroom, featuring a charming Juliet balcony, benefits from integrated storage and a sleek en-suite shower room with contemporary fixtures. The remaining three bedrooms are served by a stylish, well-appointed family bathroom with a three-piece suite and a shower over the bath. Externally, the property continues to impress. A generous driveway leads to the integral garage, offering additional parking and storage. The front garden is beautifully maintained, while the fully enclosed, rear garden is thoughtfully landscaped, featuring two separate patio areas ideal for al fresco dining and outdoor entertaining. Early viewing is highly recommended to fully appreciate the quality and style of this exceptional home. Early viewing is recommended!

- Welcoming hallway with good storage and WC
- Dual aspect light and spacious living room
- Contemporary stylish kitchen/dining room with adjoining utility room
- Main Bedroom featuring Juliet balcony, ensuite shower and storage
- Three further spacious bedrooms (one with integrated storage)
- Family bathroom featuring stylish three piece suite, shower over bath
- Gas central heating and double glazing & solar panels
- Single integral garage and generously sized driveway
- Private front & landscaped rear garden featuring two separate patio areas, outdoor spotlight and outdoor tap.

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



All integrated appliances will be included in the sale of the property along with all curtains polls and ceiling lights (excluding dining room) EPC: C Factoring: £30 P/Q to Ross & Liddle.

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.



