



115 Candlemaker's Park
GILMERTON | EDINBURGH | EH17 8TL


warners
solicitors & estate agents



115 Candlemaker's Park, Gilmerton

GILMERTON | EDINBURGH | EH17 8TL

Warners are pleased to offer this well-presented three-bedroom, semi-detached family home in a quiet cul-de-sac in the popular Gilmerton area. Conveniently located near local amenities, public transport links, and the Edinburgh City Bypass, this property is in move-in condition.

The welcoming vestibule leads to a spacious, semi-open plan lounge/dining area. The carpeted lounge flows into a formal dining space with wood-effect flooring. Double doors open into a modern kitchen with light grey gloss units, a marble-effect worktop, and a large pantry cupboard.

Upstairs, the landing gives access to three bedrooms and a family bathroom. The master bedroom has built-in wardrobes, while the second double and third single bedroom benefit from additional storage. The partially tiled bathroom features a three-piece suite.

Externally, the property offers a large rear garden with a tiered patio and lawn, a small front lawn, and a driveway for two cars. Gas central heating and double glazing complete the package. This home is ideal for families seeking comfort and convenience.

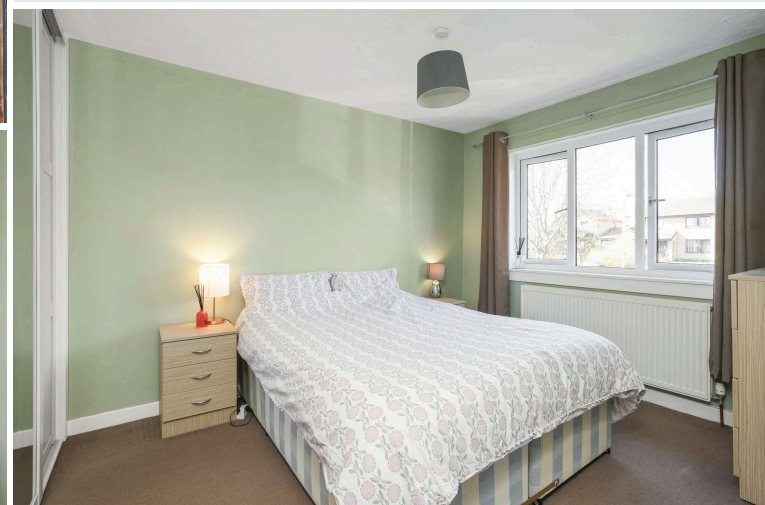
- Quiet cul-de-sac in Gilmerton.
- Move-in ready.
- Spacious lounge/dining area.
- Modern kitchen with pantry.
- Three bedrooms with storage.
- Large garden, patio, and driveway for two cars.

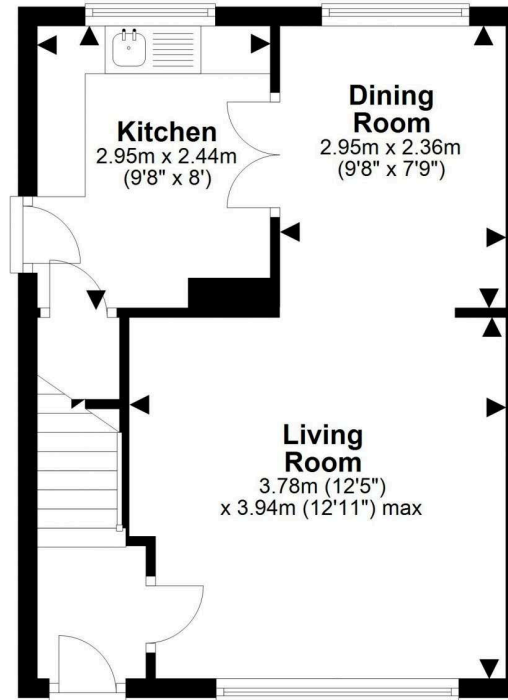
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



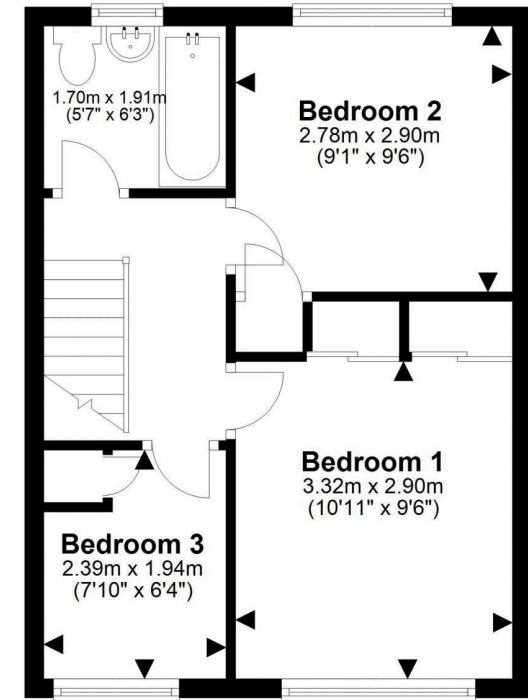
All integrated appliances including fridge freezer and washing machine will be included in the sale of the property along with all blinds and curtains, coffee table and sofas. EPC: C CT: E Factoring: Approx. £75 P/Y to Candlemakers residents association.

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, including Morrisons and Iceland and small specialist shops. 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

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