



CONTACT  
0845 8031335

11  
Carter Drive

11 Carter Drive  
GILMERTON | EDINBURGH | EH17 8GR

  
**warners**  
solicitors & estate agents





## 11 Carter Drive

GILMERTON | EDINBURGH | EH17 8GR

Set in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terraced house. Built circa 2020 this stylish home boasts a South-East rear garden with an exquisite garden room - perfect for working from home or enjoying the sunshine, an EV charging point, ample resident's parking, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge with French doors to the garden, a contemporary kitchen with attractive units, generous dining space and further garden access and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobe and elegant en-suite shower room with integrated sound system, two further well-proportioned bedrooms and the home is completed by a beautiful bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section for al fresco dining and the recently installed garden room with power.

- Modern end terraced house, with private gardens, garden room and resident's parking
- Bright lounge and spacious dining kitchen
- Three well-proportioned bedrooms
- Two bathrooms and a W/C

EPC C, Council tax E. Factor is managed by Ross and Liddell and costs around £100 per quarter, this covers landscaping of communal green spaces and upkeep of development.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 an excellent 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.

Extras included in this sale are the blinds, washing machine, dishwasher and double oven/grill.





