



43 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 two-bedroom, 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 modern kitchen with attractive units and access to the back garden and upstairs the property enjoys two recently re-carpeted, well-proportioned bedrooms. Completing the accommodation is the stylish bathroom with double waterfall shower over the bath and a heated towel rail. Externally the fully enclosed rear garden is laid to lawn, has a decking and access out to the private parking space.

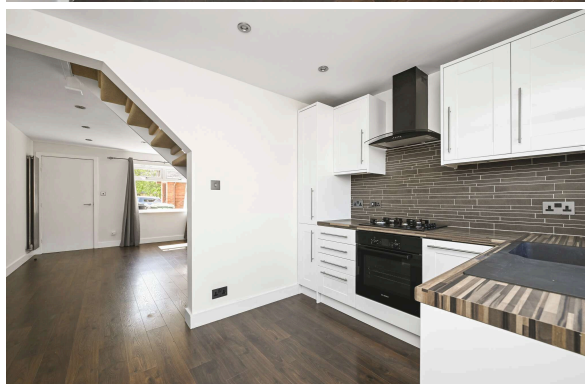
- Modern terraced house in quiet cul-de-sac
- Private rear garden and allocated parking space
- Welcoming hallway
- Bright lounge
- Modern kitchen with garden access
- Two well-proportioned bedrooms
- Stylish bathroom
- Floored attic providing additional storage space
- Gas central heating and double glazing

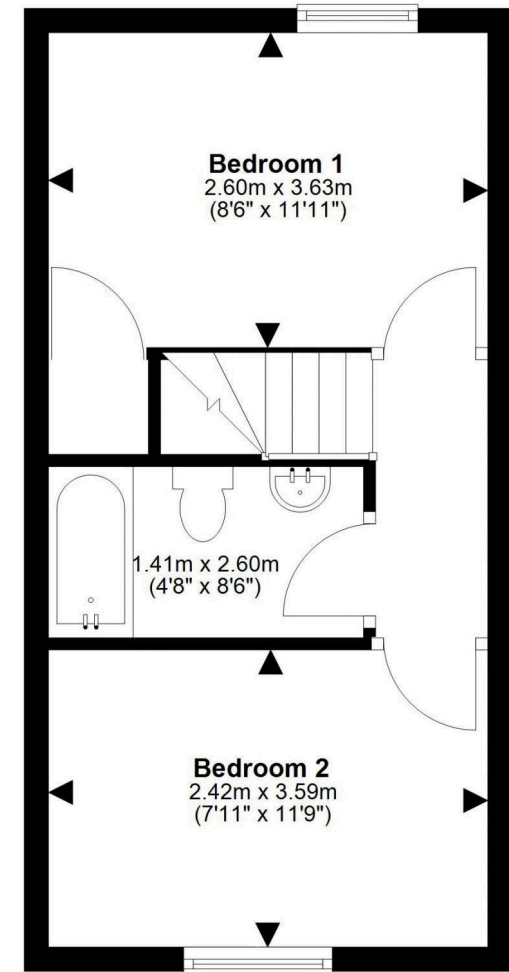
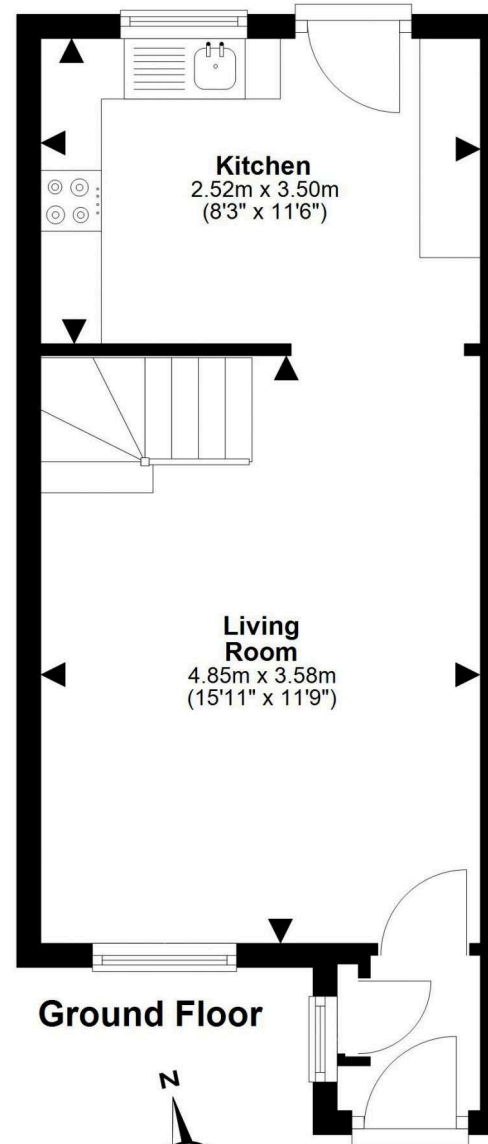
All contents will be included in the sale. Energy Rating C. Council Tax Band D. Factor fee £15 per month approx., with £50 deposit.

PRICE & VIEWING: Please refer to our website, 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 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.





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.