



27A Pincott Drive
GILMERTON | EDINBURGH | EH17 8ZQ


warners
solicitors & estate agents



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Superb, affordable home with the benefit of stylish fittings, a fully enclosed rear garden, driveway, and a nice tucked away position close to excellent amenities and transport links.

This lovely home has many great features and viewing is highly recommended to appreciate what is on offer. The living room has the benefit of French doors directly accessing a fully enclosed, child friendly garden with lawn and patio areas for outdoor relaxation. Plenty of storage space is to be found within the stylish kitchen, the family bathroom is fitted out with a white suite and electric over-bath shower, and there's a handy WC facility at ground floor level. Three bedrooms are located on the upper floor of the property. To the front is a driveway providing off-street parking.

It should be noted that this is a Golden Share property sale - 100% ownership with sale price fixed at 80% of open market value. Purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme and be approved by the Local Authority. Please contact the selling agents for further information.

- Golden Share property
- Living room with French doors
- Attractively fitted kitchen
- Three bedrooms
- Family bathroom/electric shower
- Downstairs WC
- Entrance hallway
- Gas central heating
- Double glazing
- Solar panels
- Driveway/electric charging point
- Fully enclosed rear garden
- Energy Rating B and Council Tax band E

Property is marketed at fixed price of £208,000. Link to affordable housing Golden Share information page below:

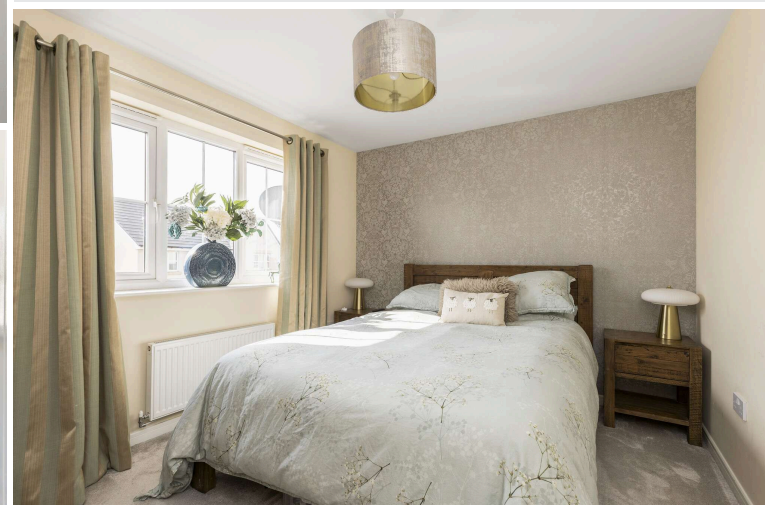
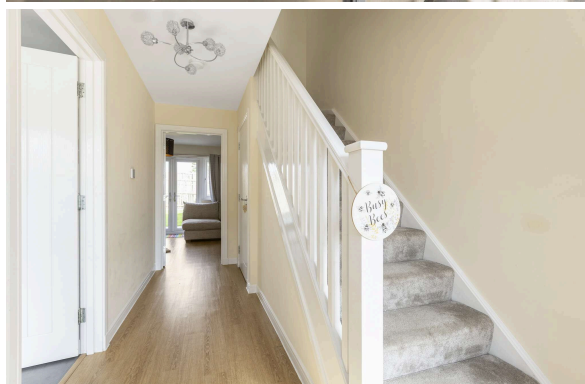
<https://www.edinburgh.gov.uk/downloads/file/32205/a-guide-to-golden-share-april-2022>

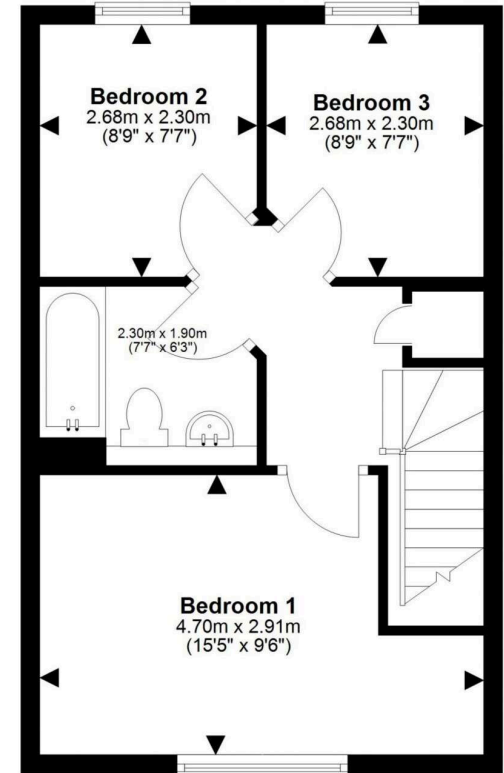
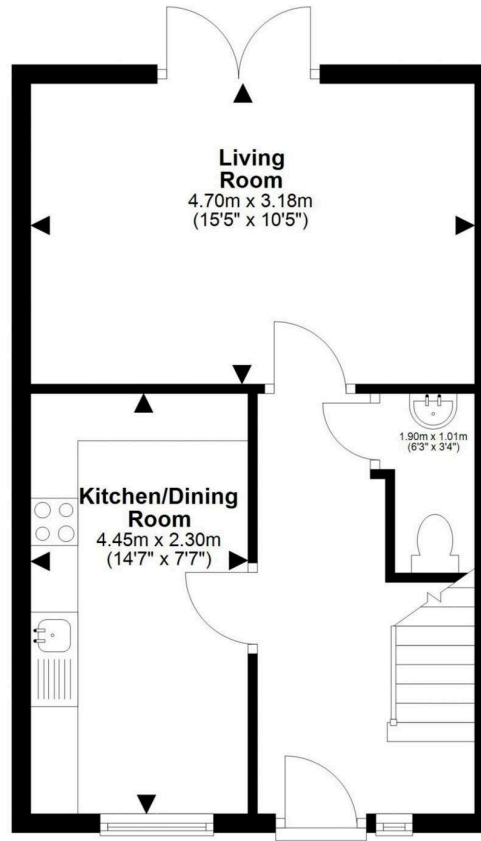
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Wall mounted TV bracket, light fittings, blinds and integrated oven/hob included in the sale.

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.





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.