



35 Kilngate Brae
GILMERTON | EDINBURGH | EH17 8UU


warner's
solicitors & estate agents



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Extremely well presented two-bedroom end-terraced home set within a popular modern development in Gilmerton to the South of the city centre. The stylish accommodation will make an ideal family home and comprises of entrance porch and downstairs WC, a bright and spacious living room with patio doors into the rear garden, fully fitted kitchen that currently comprises the washing machine, electric hob, oven and fan, fridge and boiler cupboard. Upstairs you will find a hallway leading to two well-proportioned bedrooms one with built in storage and the other views of the Pentlands and completing the accommodation is the bathroom with shower over the bath, sea views and also views of Arthur's Seat. The property benefits from gas central heating, double glazing and externally there are private gardens to the front, side and rear made up of a lawn, decking, a summer house and outside tap. Early viewing is highly recommended to avoid missing out.

- Two Bedroom End Terraced Home
- Spacious living room with patio doors
- Views of Arthur's Seat
- Bathroom and extra downstairs WC
- Two bedrooms
- Ample storage
- Gas central heating and double glazing
- Private front, side and rear gardens

Energy Rating D. Council Tax Band D.

Included in the sale will be all blinds and kitchen appliances, as well as the fridge freezer in the cupboard by the front door.

There is a factor fee of £14 per month.

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



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is 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 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.



