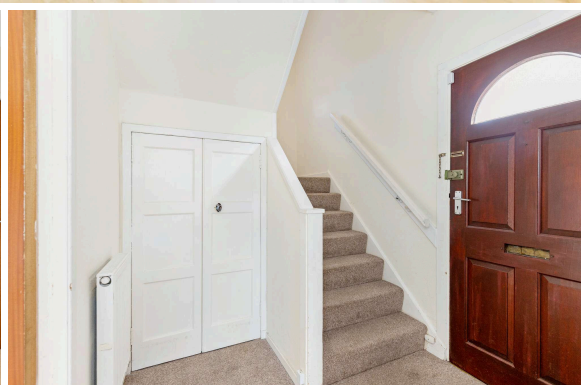




216 Gilmerton Dykes Crescent
GILMERTON | EDINBURGH | EH17 8JG


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216 Gilmerton Dykes Crescent

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Exceptionally bright and spacious semi-detached villa with a large south-west facing private garden and drive, located in a quiet residential street with great local amenities and transport links close at hand.

This lovely property would make an ideal home for a family and features good sized living space and more than ample storage facilities. Cream units in the kitchen are set against wood effect worktops and the bathroom has been nicely fitted out with a modern white suite and easy to clean wetwalling to full height on all walls. The large rear garden faces south-west and benefits from plenty of sunshine. It offers a lawn for children to play on and a large patio for outdoor relaxation. This area is child and pet safe, being fully enclosed in by high level fencing. The low maintenance chipped front garden is flanked by a driveway providing off-street parking.

- Entrance hall
- Living/dining room
- Fitted kitchen
- Three double bedrooms, each with built-in storage
- Fully wetwalled bathroom with mixer shower
- Double glazing
- Gas central heating
- Private gardens front and rear
- Monobloc drive
- Council Tax Band B
- Energy Rating Band D

Included in the sale will be the curtains and blinds, washing machine (under warranty until Feb 26) and the outdoor table and chairs.

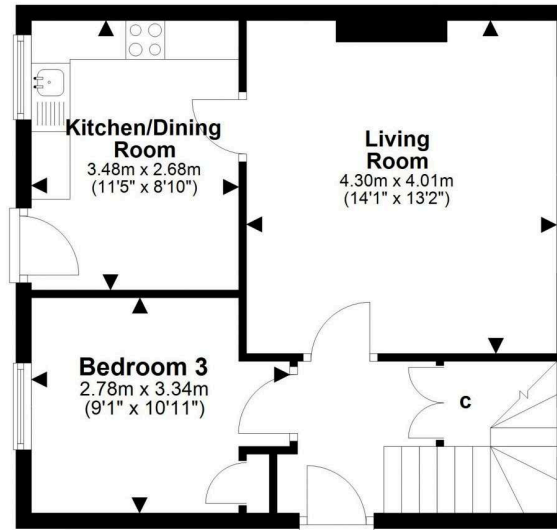
There is no Factor associated with this property

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

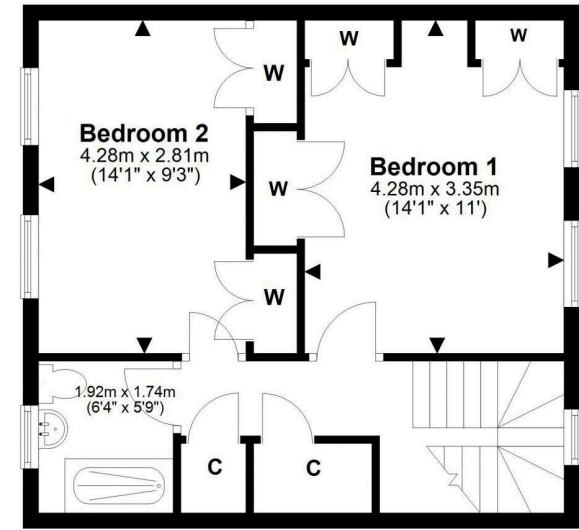


The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both 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.