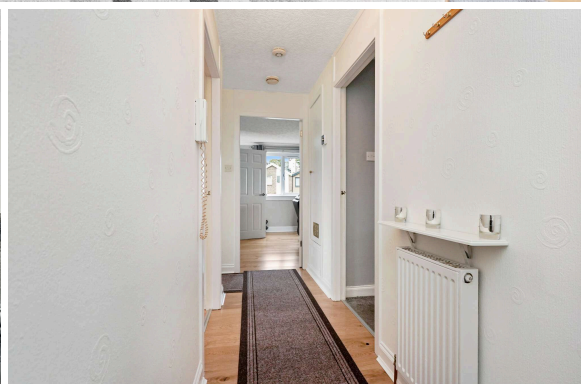
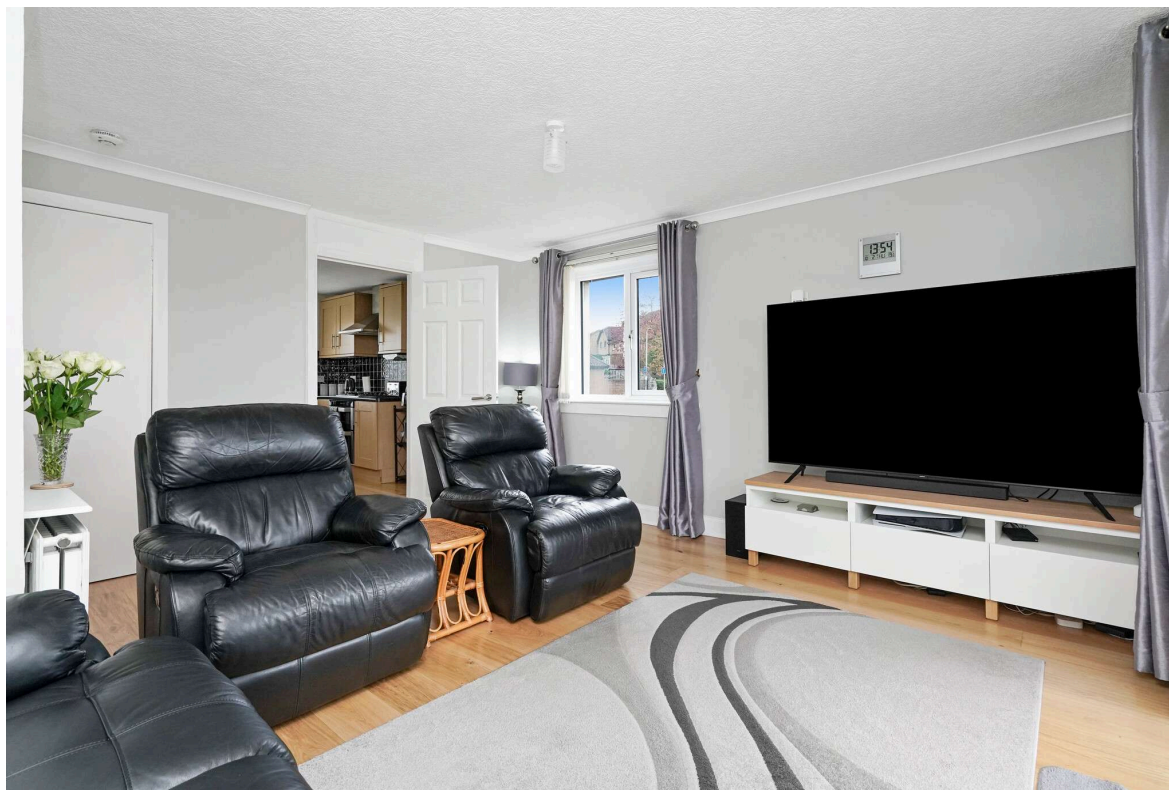




6/3 Gilmerton Dykes Road  
GILMERTON | EDINBURGH | EH17 8RA

**warners**  
solicitors & estate agents



## 6/3 Gilmerton Dykes Road, Gilmerton

GILMERTON | EDINBURGH | EH17 8RA

Exceptionally well presented upper flat in a block of four, boasting attractive fittings, a balcony with pleasant open outlook and a private west facing garden.

Many great features are on offer within this ready to move into apartment. All modern comforts are provided including ample storage space within the attractively fitted kitchen, a white suite set against full height neutral tone tiling in the bathroom, double glazing installed in spring 2025 and gas central heating. Access into the communal stairway is by way of an entryphone system and here you'll find two handy storage cupboards belonging to this flat. Outdoor space includes direct access from the living/dining room to a balcony with space for seating, and the good sized private rear garden which features a lawn, split level decking area and garden shed.

- Bright living/dining room with glazed door to
- Balcony
- Fitted kitchen
- Two double sized bedrooms
- Fully tiled bathroom with mixer shower
- Entrance hall/cupboard
- Gas central heating
- Double glazing
- Security entryphone system
- Two store cupboards within communal stairway
- Well kept private rear garden
- Good bus services nearby and easy access to City Bypass
- On-street parking

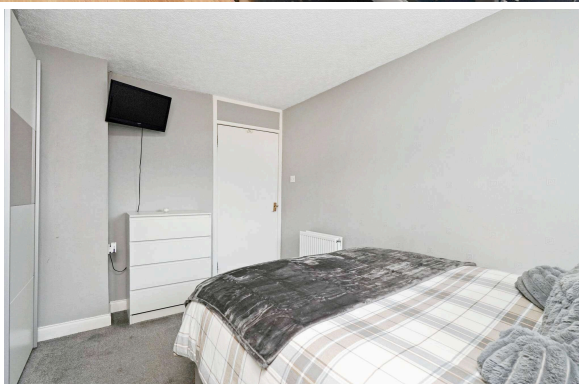
Extras: All light fittings blinds and curtains , wall mounted tv brackets and integrated kitchen appliances, the free standing fridge freezer, the wardrobe in the master bedroom and the garden shed.

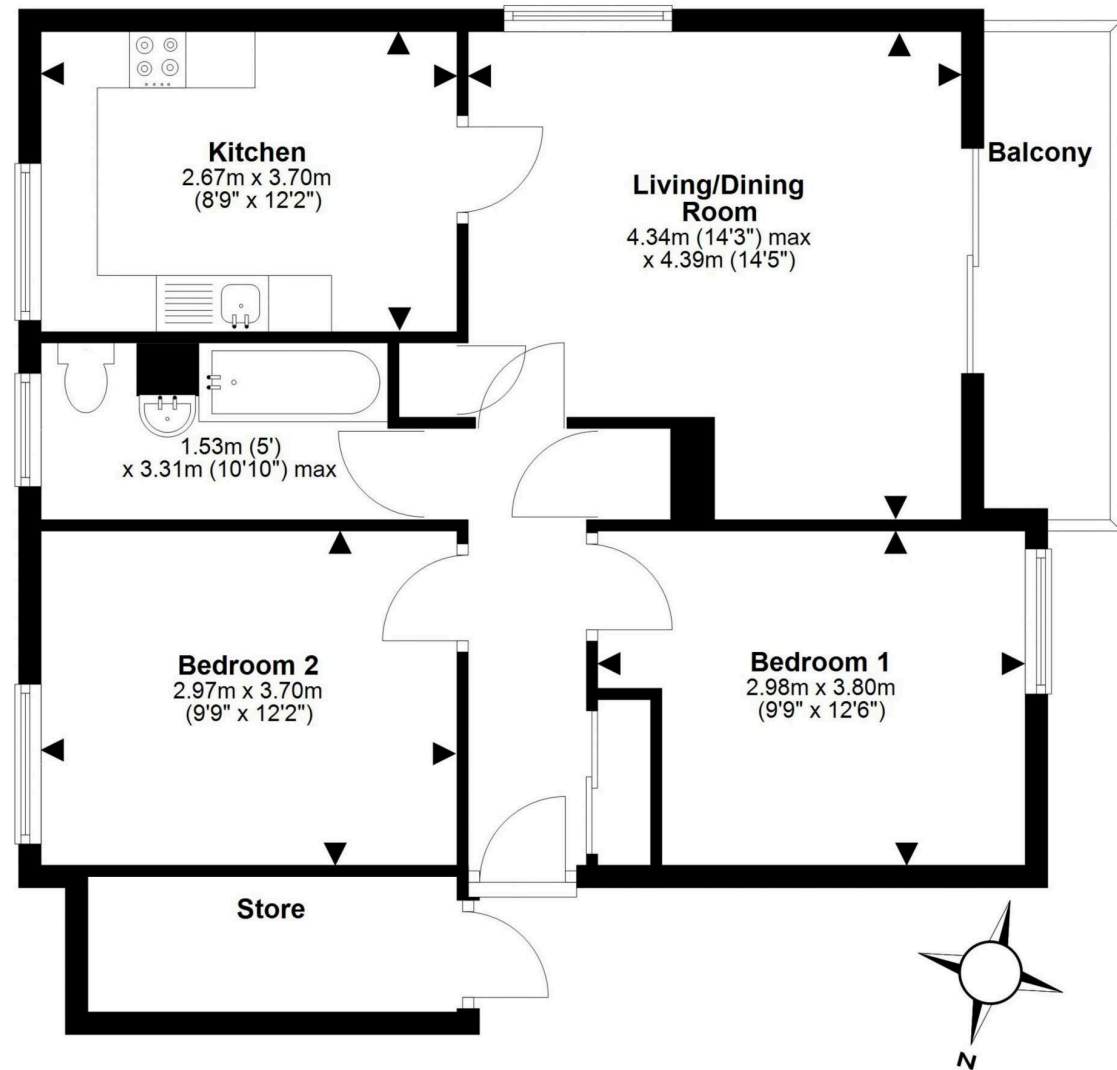
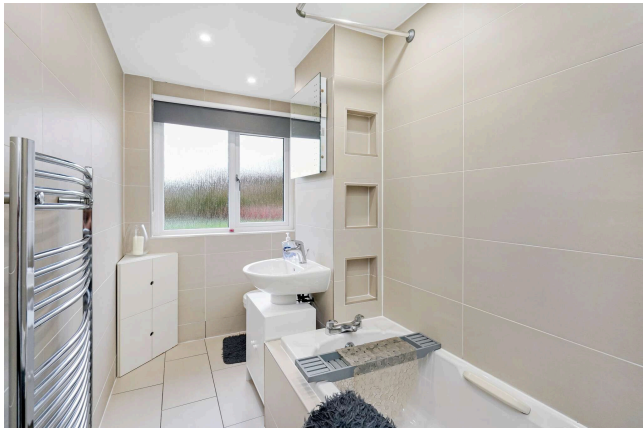
**PRICE & VIEWING:** Please refer to our website,  
[www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. 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.

Energy Rating: C | Council Tax Band B  
There is no factor associated with this property .





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.