



54 Gilmerton Dykes Drive
GILMERTON | EDINBURGH | EH17 8LF


warners
solicitors & estate agents



54 Gilmerton Dykes Drive

GILMERTON | EDINBURGH | EH17 8LF

Generous sized mid terraced villa providing ideal family accommodation, situated in an ever popular area with easy access to local amenities and good transport links.

This is a light and spacious home with a west facing aspect to front, with the living room catching the afternoon sun. Gas central heating and double glazing ensure comfort and warmth. Lying to the rear is a private fully enclosed garden which has been paved for ease of maintenance.

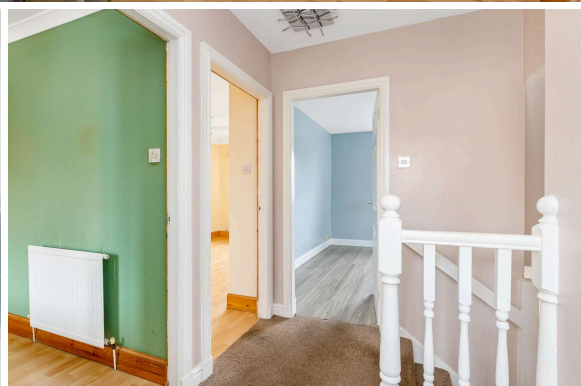
- Entrance hall with storage
- Living/dining room with fireplace
- Kitchen
- Three bedrooms, one with shelved storage
- Bathroom/electric shower
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- Front garden
- On-street parking
- Good choice of local shops
- Regular bus services into the City Centre
- City Bypass only a short drive away
- Convenient for anyone working at the Royal Infirmary

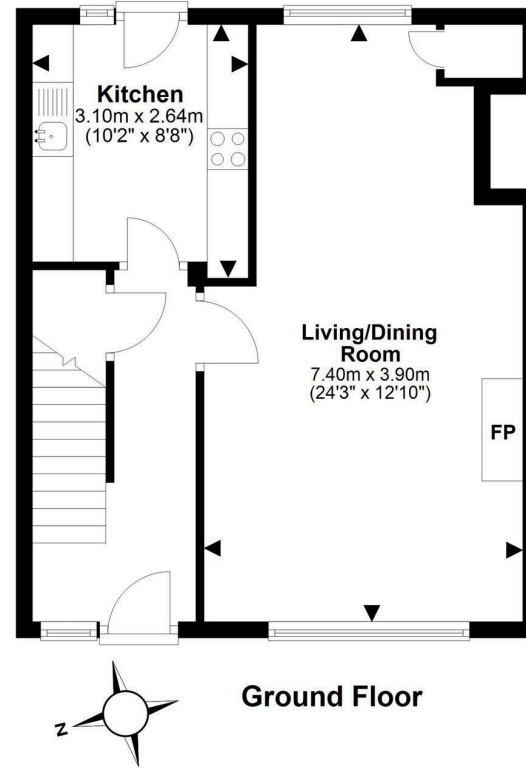
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



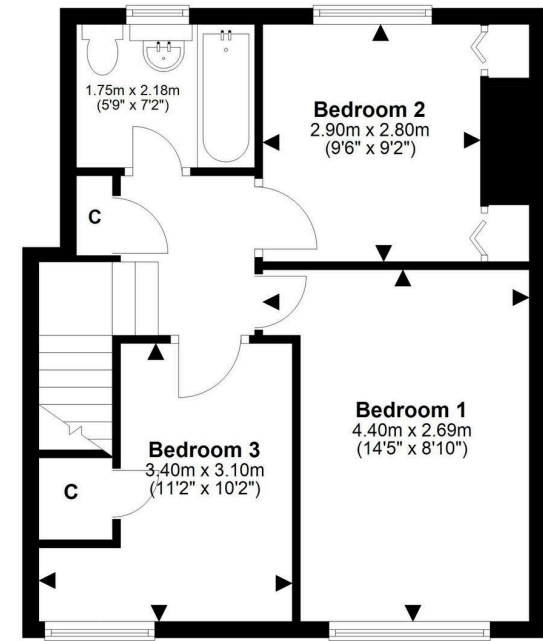
The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both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

Council tax band C. Energy rating C.
There are no factoring charges associated with this property.
Extras included in this sale are all blinds, curtains, fridge, freezer and washing machine.





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.