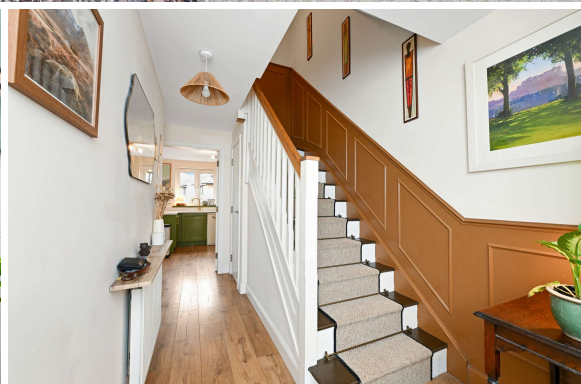




4 Bannerman Terrace
GILMERTON | EDINBURGH | EH17 8YD


warners
solicitors & estate agents



4 Bannerman Terrace

GILMERTON | EDINBURGH | EH17 8YD

Extremely well-presented three-bedroom semi-detached home set within a popular modern development in the sought after Gilmerton area of Edinburgh within easy distance of the city centre and right next to the city bypass.

The stylish accommodation will make an ideal family home and comprises an entrance hall with two storage cupboards, downstairs WC, spacious yet cosy living room, a fully fitted kitchen currently with Italian quartz counter tops, gas hob, double oven and fan, breakfast bar, fridge/freezer, dishwasher, dining area, utility cupboard with the boiler and giving access to the rear garden.

Upstairs you will find a hallway leading to three good sized bedrooms two benefitting from built in wardrobes and the master bedroom with ensuite shower room and a heated towel rail. Completing the accommodation is the bathroom with a bath and a heated towel rail. The property benefits from gas central heating, is fully double glazed, has an attic and externally there are private gardens to the front and rear with a driveway for secure off-street parking. Early viewing is highly recommended to avoid missing out.

- Entrance Hall and downstairs WC
- Three Bedrooms, one with ensuite
- Stylish Dining/kitchen with access to the rear garden
- Spacious living room
- Two Bathrooms
- Ample storage including attic
- Gas central heating and double glazing
- Private front and rear gardens and driveway

Energy Rating B, Council Tax B

All fixtures, fittings, integrated appliances, curtains and blinds are included in the sale.

All other white goods may be available through separate negotiation.

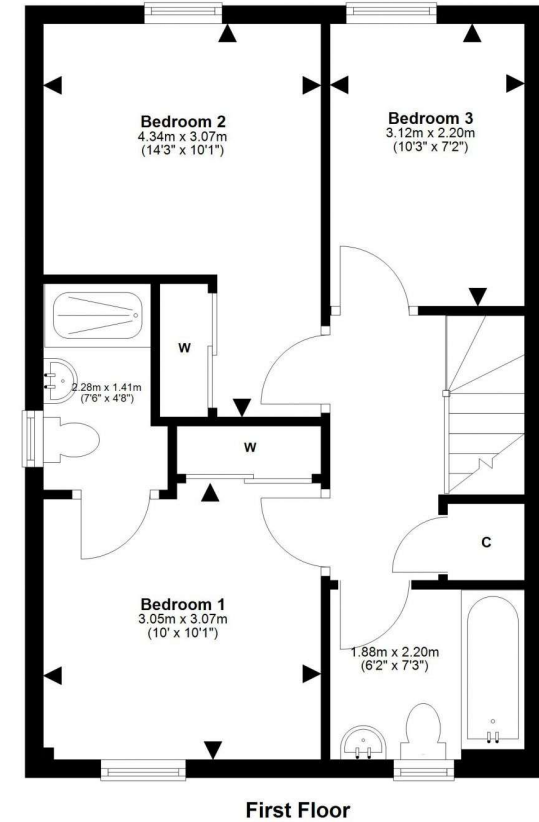
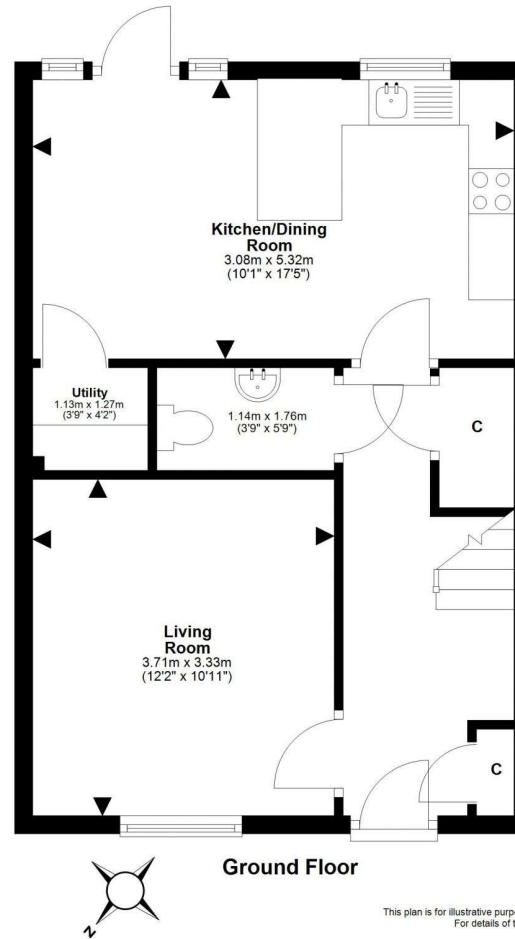
Factor Fee of approximately £70 per year.

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.





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.