



151 Gilmerton Dykes Drive
GILMERTON | EDINBURGH | EH17 8LP


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Nestled on a quiet street in the heart of Gilmerton, moments from excellent amenities, the Royal Infirmary and quick transport links is this spacious terraced house. Boasting front and rear gardens and free on street parking this property has the potential to make an ideal home in a well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and feature fireplace, a contemporary kitchen and downstairs is completed by a versatile space that could make an ideal office or utility. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the property is completed by a bathroom with three piece suite. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

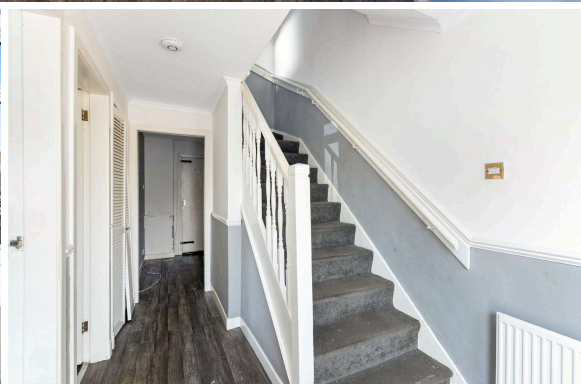
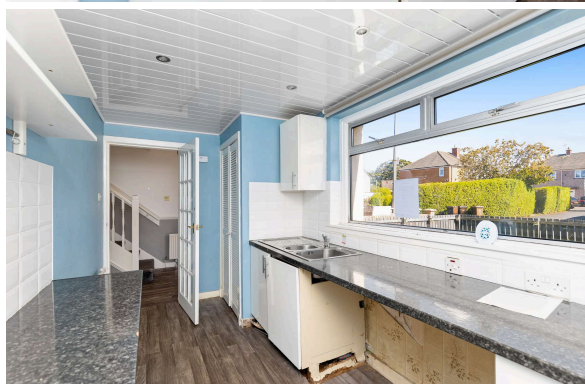
- Terraced house close to excellent amenities
- Private gardens
- Welcoming hallway
- Bright lounge
- Separate kitchen
- Versatile space with garden access
- Three ample bedrooms
- Bathroom with three piece suite

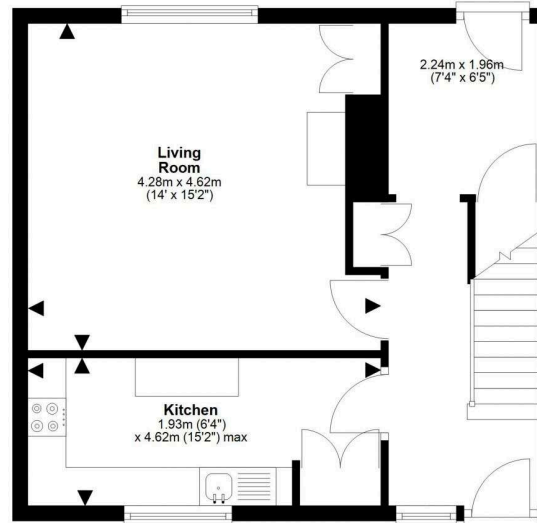
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



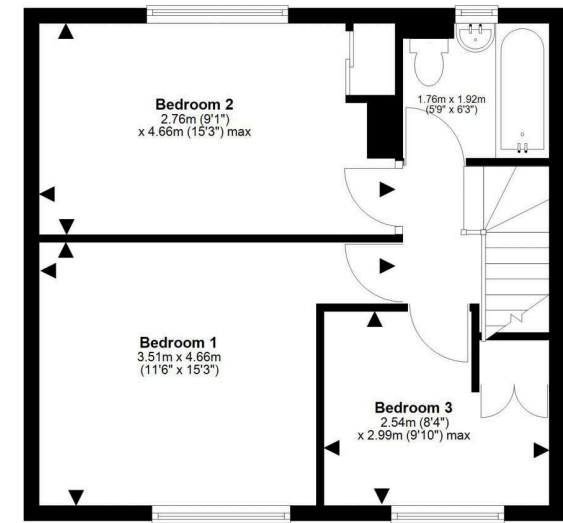
Property sold as seen EPC: D CT: C.

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.