



2 Bannerman Cruick
GILMERTON | EDINBURGH | EH17 8SH


warners
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Warners are delighted to offer to the market this beautiful 4-bedroom detached villa, complete with private gardens, a double driveway, and a single garage. Set within a desirable modern development on the fringes of Gilmerton, the property offers easy access to excellent local amenities and transport links.

Positioned in a prime location within the development and presented in true move-in condition, this charming residence is sure to appeal to professionals and families alike, and internal viewing is highly recommended to fully appreciate its appeal.

The interior is bright, modern, and stylish throughout. The entrance hallway features a carpeted staircase leading to the upper floor. To the front, the lounge boasts an open aspect, flowing seamlessly into the dining kitchen with direct access to the garden. The kitchen is fitted with a generous range of wall and base units, including a built-in gas hob, electric oven, and hood. A practical utility room adjoins the kitchen, providing further garden access and a convenient two-piece WC.

Upstairs, all four bedrooms are well-appointed. The principal bedroom benefits from a contemporary en-suite shower room, while the fourth bedroom, currently used as a home office, features cleverly integrated storage and shelving. The family bathroom comprises a white three-piece suite with a rainfall shower over the bath. Additional features include gas central heating, double glazing, and solar panels.

Externally, the property offers a private front garden laid to lawn, with a double monoblock driveway leading to the single garage, complete with power and light. To the rear, a sizeable garden provides a paved patio and a generous expanse of lawn, perfect for outdoor entertaining or family activities.

- 4-bedroom detached villa in a modern development
- Panoramic front outlook
- Move-in ready, stylish interior
- Principal bedroom with en-suite; flexible 4th bedroom
- Private gardens, double driveway, single garage
- Gas central heating, double glazing, solar panels

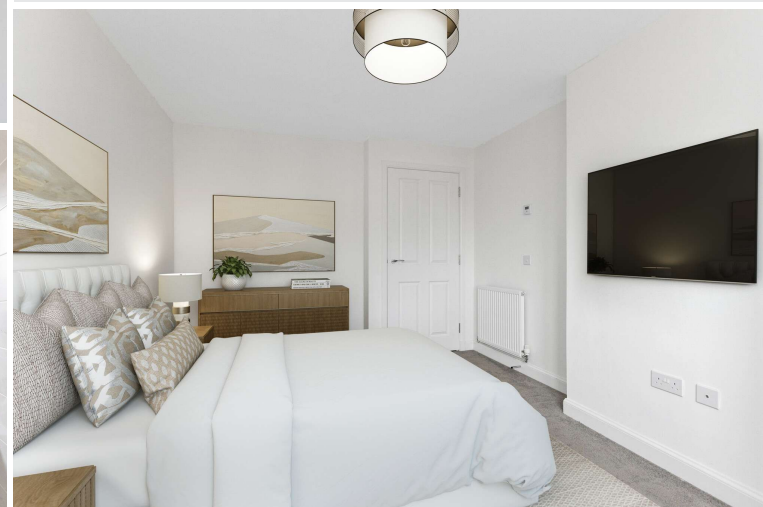
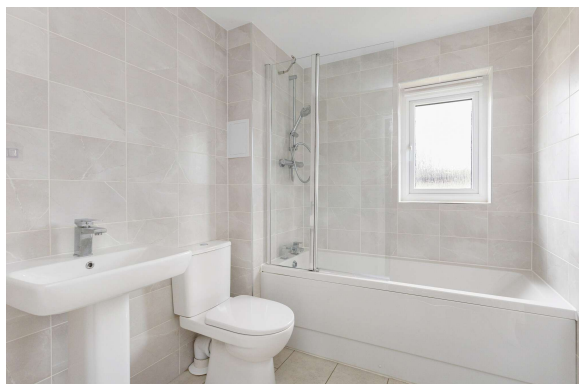
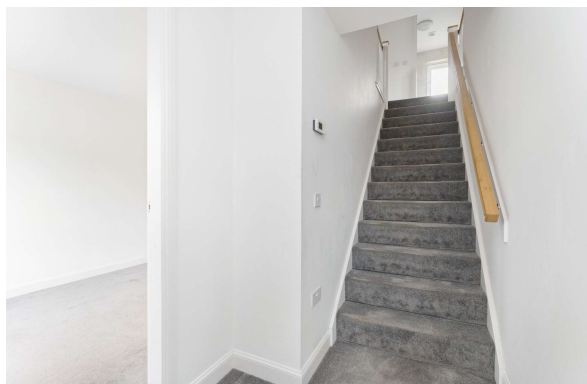
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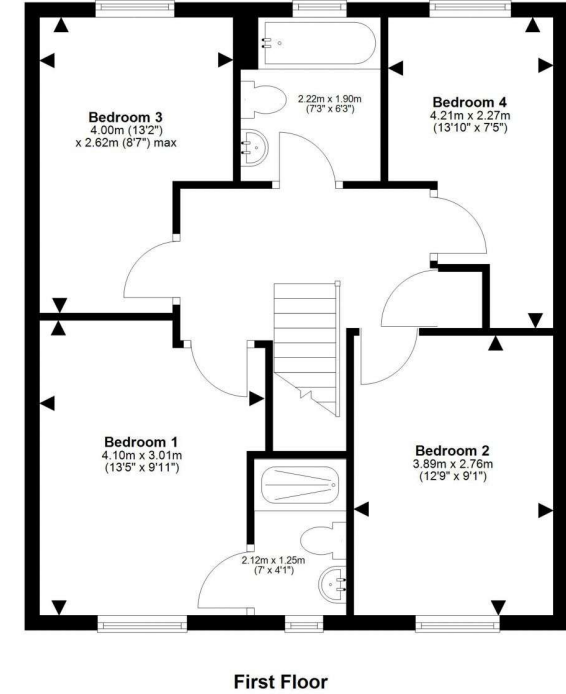
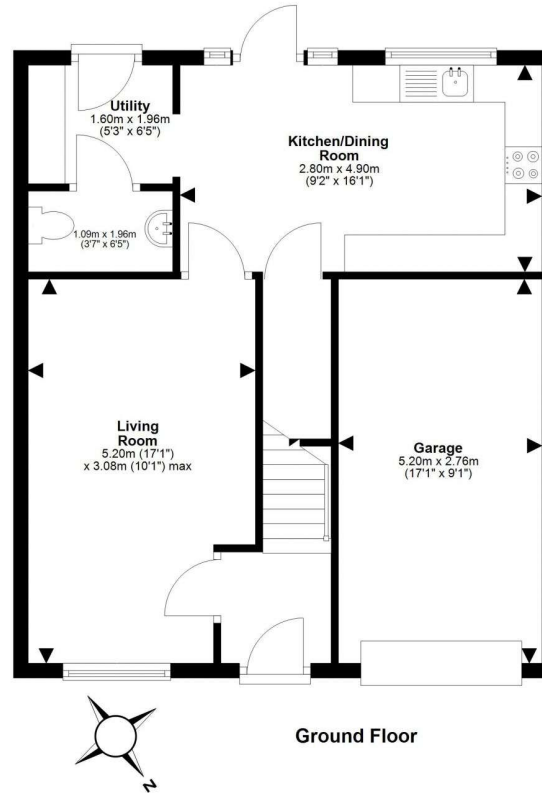
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of 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, just a five minute drive away. The Royal Infirmary is also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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.