



11 Bannerman Terrace
GILMERTON | EDINBURGH | EH17 8YD

warners
solicitors & estate agents



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Warners are delighted to present this impressive five-bedroom detached home, set within a modern and well-regarded development in the district of Gilmerton. Beautifully maintained by the current owners and presented in excellent order throughout, the property offers bright, flexible accommodation ideal for contemporary family living. The welcoming interior opens to a spacious and comfortable living room, providing an excellent setting for relaxation and entertaining. To the rear, the stylish kitchen and dining room forms the true heart of the home, flooded with natural light and thoughtfully designed for modern family life. This sociable space enjoys French doors directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A well-appointed utility room provides valuable additional storage, complemented by a convenient ground floor WC. Upstairs, four of the bedrooms are double rooms, offering excellent flexibility, while the fifth bedroom would make an ideal nursery, study or home office. The principal bedroom benefits from integrated wardrobes and a contemporary en-suite shower room. A modern family bathroom with a stylish three-piece suite, completes the upper level. Externally, the property continues to impress with an enclosed, low-maintenance rear garden, laid to astro turf with a generous patio area, perfect for outdoor entertaining and family use. To the front, a double driveway provides off-street parking and leads to the garage, which has been partially converted offering flexible additional space for storage, a home gym or workshop. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency year-round. Early viewing is highly recommended to fully appreciate the space, versatility and quality of this superb family home, ideally positioned close to excellent local amenities, schooling and transport links.

- Five-bedroom detached family home set within a modern development
- Bright and spacious living room
- Modern kitchen/dining room with integrated appliances and French doors
- Separate utility room & ground floor WC
- Principal double bedroom with integrated wardrobes and en-suite shower
- Three further well-proportioned double bedrooms
- Fifth bedroom, ideal as a home office, nursery or study
- Contemporary rear garden laid to astro turf with patio area, ideal for outdoor entertaining
- Garage accessed via French doors from the driveway with double driveway
- Family bathroom with shower over bath
- Gas central heating, double glazing & solar panels

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



All fixtures, fittings, kitchen appliances and wardrobes in bedroom will be included in the sale.

Energy Rating B Council tax band G

Fees payable to factor, Ross & Liddell, approx. £150 per year with £75 deposit.

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.



