



1 Keggie Crescent  
GILMERTON | EDINBURGH | EH17 8ZY

**warners**  
solicitors & estate agents



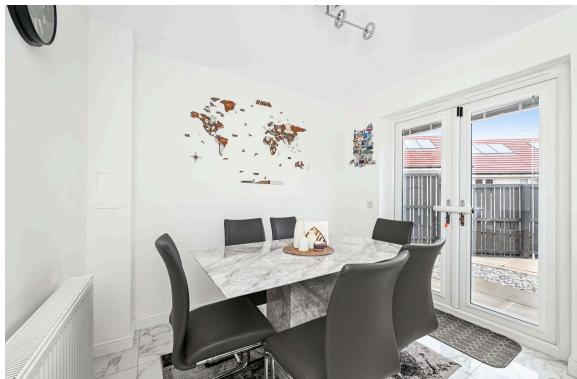
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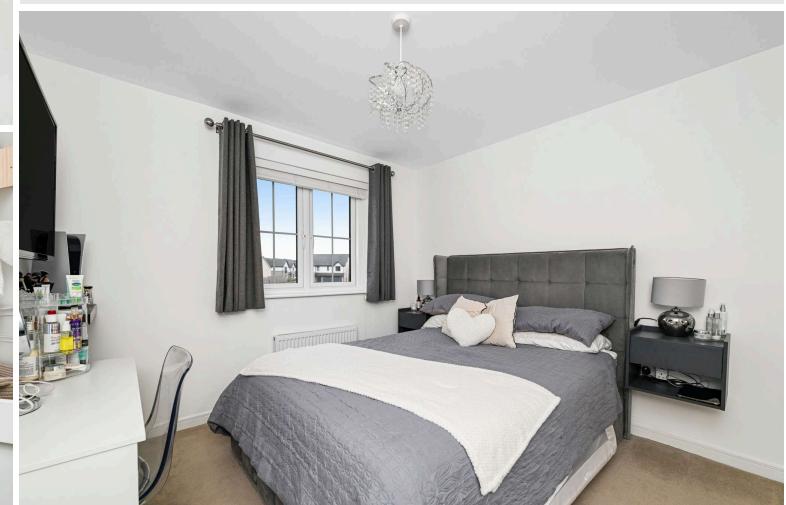
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Warners are delighted to present this extremely well-presented three-bedroom semi-detached home, set within a popular modern development in the sought-after Gilmerton area of Edinburgh. Enjoying an enviable position with views towards Arthur's Seat, the property offers contemporary accommodation in true walk-in condition and will appeal to professionals, couples and young families. The location is ideal for city commuters, lying adjacent to the City Bypass while remaining within easy reach of Edinburgh city centre. Internally, the home is finished to a high standard throughout. A welcoming entrance hallway with downstairs WC leads into a bright and spacious living room, providing a comfortable and stylish space for everyday living. To the rear, the upgraded kitchen and dining room is fitted with sleek cabinetry, integrated appliances and a practical tiled floor, offering ample space for family dining and entertaining. French doors open onto the rear garden, creating a seamless connection between indoor and outdoor. The upper level hosts three well-proportioned bedrooms. The principal bedroom is generous in size and benefits from integrated wardrobes along with a en-suite shower room. The remaining two bedrooms offer flexible accommodation for family use, guests or home working and are served by a contemporary family bathroom. Externally, the property enjoys private garden grounds to the front, side and rear. The rear garden has been thoughtfully designed and features a generous patio area ideal for al fresco dining and entertaining, along with an area of astro turf and a garden shed providing additional storage. A mono-blocked driveway offers convenient off-street parking. Further benefits include gas central heating, double glazing and solar panels. Early viewing is highly recommended to fully appreciate the quality, setting.

- Well-presented three-bedroom semi-detached home in walk-in condition
- Situated within a popular development in the sought-after Gilmerton area
- Welcoming entrance hallway with downstairs WC
- Bright and spacious living room with two storage cupboards
- Contemporary fitted kitchen / dining room with integrated appliances and French doors leading to rear garden
- Double bedroom with integrated wardrobes and en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom with three-piece suite
- Private mono-blocked driveway, can accommodate two cars
- Landscaped private front, side and rear gardens with Shed
- Gas central heating, double glazing and solar panels

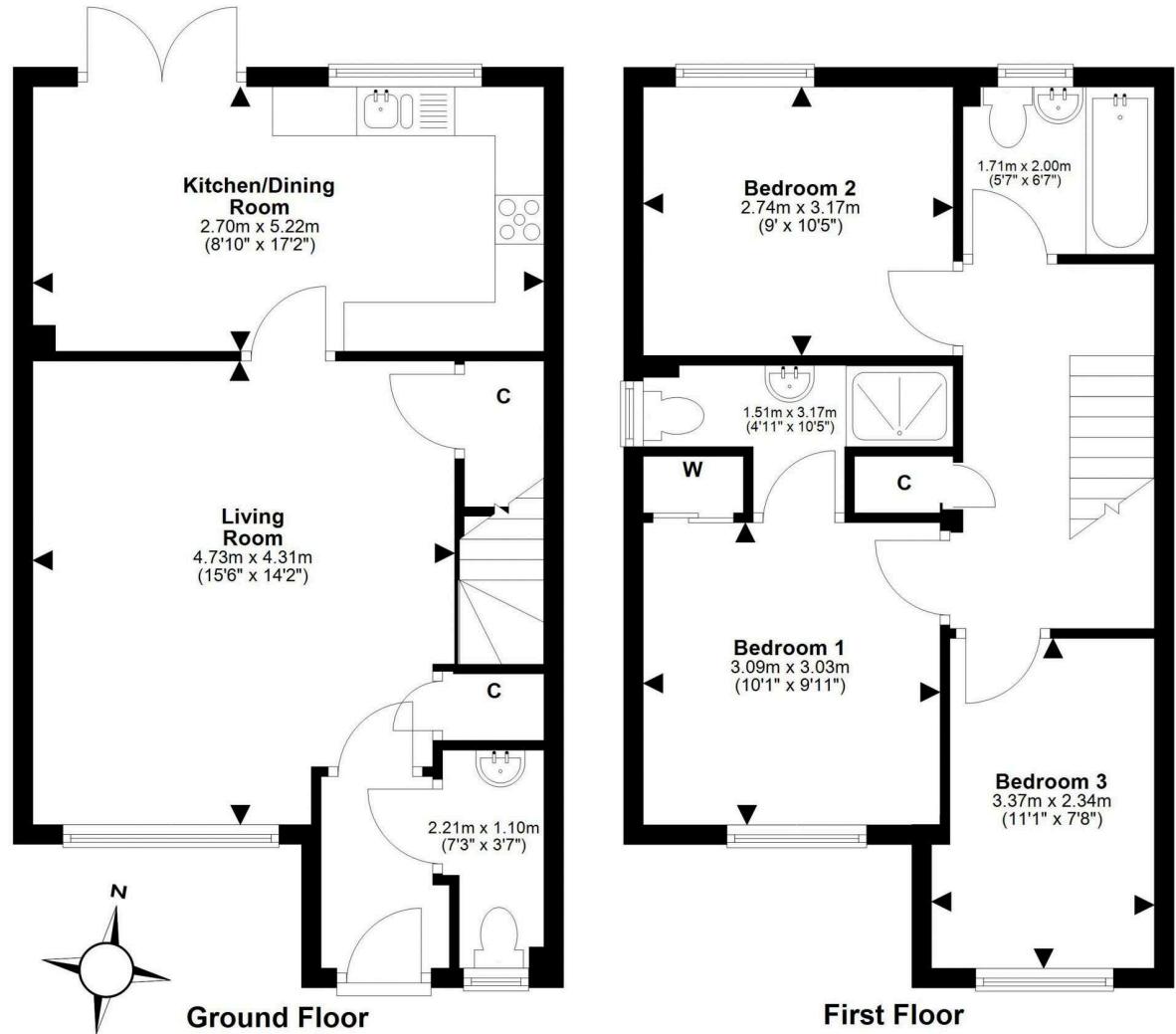
**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.





All integrated kitchen appliances will be included in the sale of the property, including washing machine and dishwasher. Media wall, patio door blinds, main bedroom curtains & built in bedroom wardrobe will also be included. Sofas may be available with separate negotiation. EPC: B. CT: E. Factoring: Ross & Liddle: Approx. £64 per 6 months.

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.