



Malcolm Jack
& Matheson

269 Gilmerton Road,
Edinburgh EH16 5TT



OFFERS OVER
£230,000

**HIGHLY SOUGHT AFTER 3
BEDROOM TERRACED FAMILY
HOME IN WALK IN CONDITION.
ENCLOSED FRONT AND REAR
GARDEN. AMPLE ON STREET
PARKING.**

**HALL
LOUNGE
DINING AREA
FITTED KITCHEN
3 DOUBLE BEDROOMS
BATHROOM
ENCLOSED FRONT AND REAR
GARDENS
AMPLE ON STREET PARKING
GCH & DG
EPC - C**



SITUATION

The popular Liberton 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.

PROPERTY

269 Gilmerton Road offers a spacious three-bedroom terraced family home, ideally located close to well-regarded schools, excellent commuter links, and local amenities.

The property is in walk-in condition and boasts modern, generously proportioned living spaces throughout. The accommodation comprises a welcoming lounge diner, a fitted kitchen, three bedrooms, and a bathroom.

Further benefits include gas central heating, double glazing throughout, excellent storage options, including an attic.

Externally, the property boasts enclosed front and rear gardens. Ample on-street parking is available directly outside.

ACCOMMODATION

HALL

Welcoming entrance hallway. Features a carpeted staircase, laminate flooring, and a radiator.

LOUNGE 4.20M X 3.80M (13'9 X 12'6)

Spacious and bright lounge with a front-facing window. Radiator. Carpet.



DINING AREA 3.00M X 2.50M (9'10 X 8'2)

Bright area for a dining table and chairs. Window out to the rear. Radiator. Carpet.

KITCHEN 2.80M X 2.30M (9'2 X 7'7)

Fully fitted kitchen featuring an integrated sink and drainer. Window to the rear and door out to the rear garden.

LANDING

Bright and airy landing with rear-facing window. Carpet.

BEDROOM ONE 3.20M X 3.10M (10'6 X 3'10)

Generous double bedroom with window to the front. Built in wardrobe and cupboard. Radiator. Carpet.

BEDROOM TWO 3.60M X 2.70M (11'10 X 8'10)

Double bedroom with window to rear. Built in wardrobe. Radiator. Carpet.

BEDROOM THREE 3.10M X 2.40M (10'2 X 7'10)

Double bedroom with window to front. Built in

wardrobe. Radiator. Carpet.

BATHROOM

Contemporary white three-piece suite comprising bath with shower head attachment, fitted vanity unit with integrated WC, wash hand basin, and storage. Radiator. Opaque window to the rear. Laminate flooring.

GARDENS & GROUNDS

The property boasts attractive, well-maintained gardens to the front and rear. The front garden is small and fully enclosed.

To the rear, the good-sized garden is also fully enclosed with lawn ideal for families and outdoor entertaining.

EXTRAS

All fixtures and fittings are included in the sale, along with the integrated kitchen appliances.

VIEWINGS

Contact Malcolm Jack & Matheson.

ENTRY

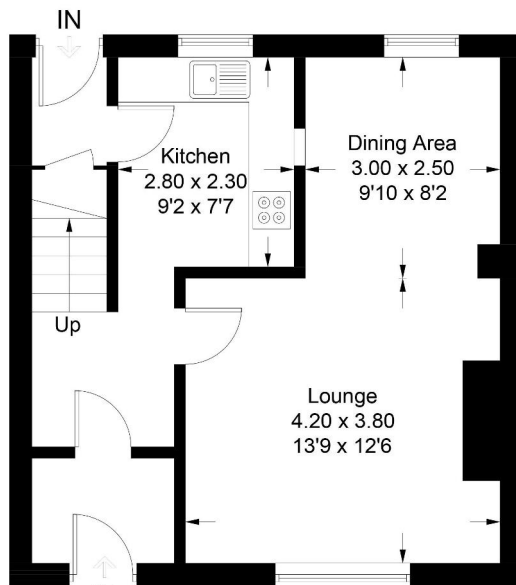
Entry by mutual arrangement.

OFFERS

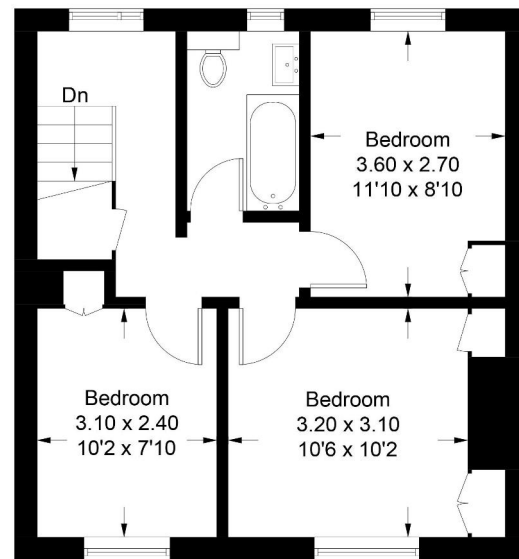
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor



First Floor

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

espc rightmove  