

campbell
smith

485 Gilmerton Road,
Edinburgh,
EH17 7JE



- Flood damaged detached bungalow offering great potential
- Opportunity to create a bespoke family home
- Extensive repair/refurbishment works required
- Generous garden with garage & substantial outbuilding
- Versatile accommodation
- Sitting room
- Kitchen
- 3 bedrooms
- Bathroom
- Gas Central Heating
- Double glazing

Offers over : £175,000

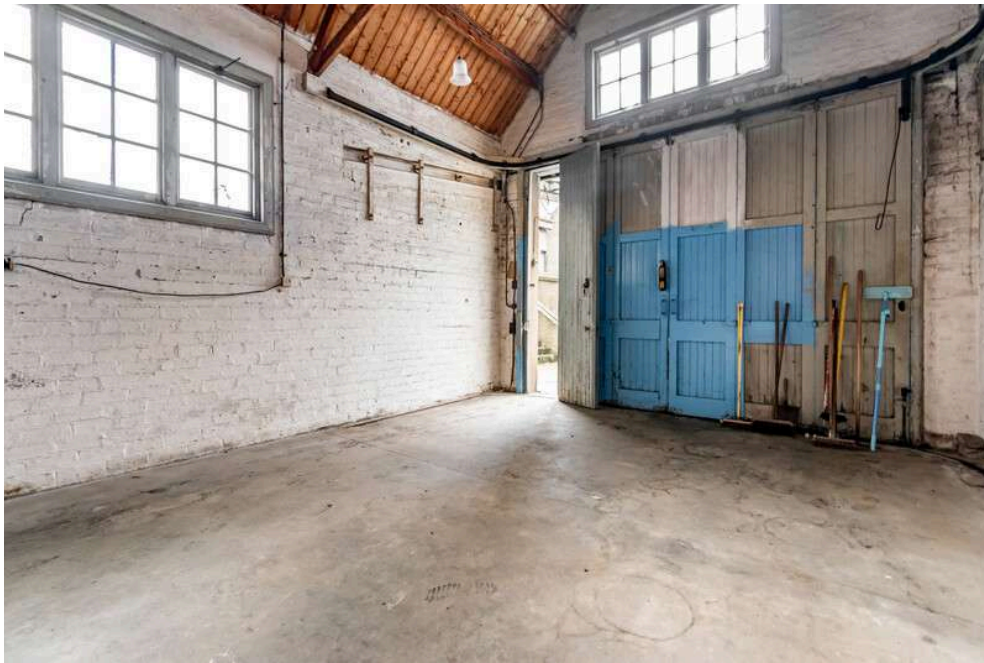


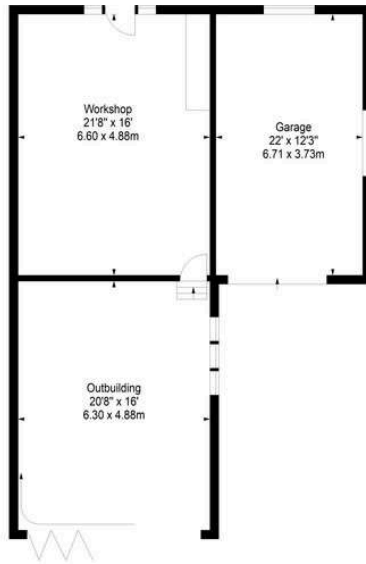












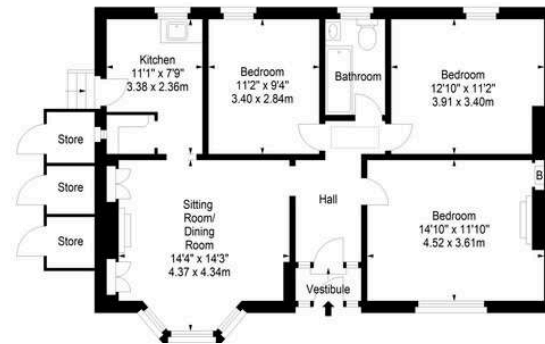
Gilmerton Road, EH17 7JE



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
(Including Stores)
Out Building
Approx. Gross Internal Area
965 Sq Ft - 89.65 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



+ Extras
No warranty is given regarding the systems or any appliances

Buses
Gilmerton Road - 3, 29, 400 Skylink, H3

Shops
Aldi, Morrisons, Gilmerton crossroads, Cameron Toll Shopping Centre

Schools
Craigour Park PS, St John Vianney RC PS, Liberton High School, Holy Road RC High School

Parking
Extensive drive & single garage

Council Tax Band - E

EPC - E

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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