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Offers Over

£270,000

99 Candlemaker's Park

Gilmerton | Edinburgh | EH17 8TN

This attractive semi-detached modern villa is situated within one of Gilmerton's more established and sought-after residential developments, offering a peaceful setting while remaining conveniently positioned for local amenities and transport links.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The property is entered via a welcoming entrance porch which leads into the hallway and staircase to the upper level. A bright and spacious dual-aspect reception room enjoys a lounge area to the front and ample dining space to the rear, creating an ideal environment for both everyday living and entertaining. The room is finished with attractive laminate flooring and benefits from excellent natural light throughout the day. Located off the dining area, the fitted kitchen offers a range of wall and base units, tiled splashbacks and a selection of integrated appliances including an oven, gas hob and dishwasher. Useful under-stair storage further enhances practicality. Upstairs, the principal bedroom is positioned to the front of the property and benefits from built-in wardrobes and carpeted flooring. The second bedroom is a generous double overlooking the leafy rear aspect and also features built-in storage. A third bedroom provides flexible accommodation as a compact double bedroom, nursery or home office. Completing the accommodation is a fully tiled bathroom fitted with a modern white three-piece suite, vanity storage and an electric shower over the bath.



Communal areas within the development are maintained by Candkemakers Park Residents Association. Fees are £75 a year and paid annually.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings

The property can also be sold furnished.

Gardens & Driveway

Externally, the property benefits from a double driveway to the front providing off-street parking. To the side, a covered pergola creates an attractive outdoor seating and entertaining area, while the enclosed rear garden enjoys a peaceful woodland backdrop and has been designed for low maintenance with planted borders and timber fencing.

Viewing

By appointment through Neilsons (0131 625 2222).





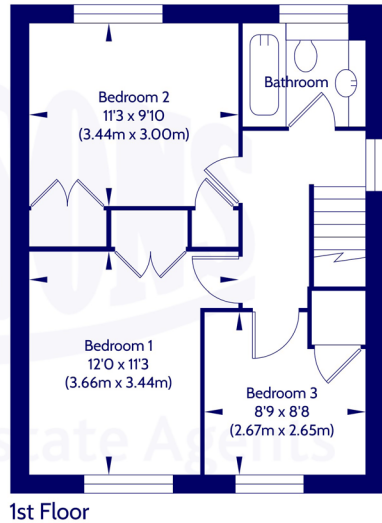
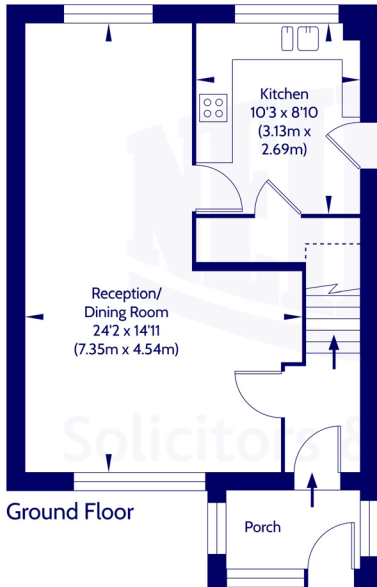
Location

Candlemaker's Park is ideally situated within the popular and well-established residential area of Gilmerton, to the south-east of Edinburgh. The area offers an excellent combination of convenient local amenities, established residential surroundings, green spaces and easy access to Edinburgh city centre and the wider road network. Gilmerton itself provides a good selection of local shops and everyday amenities, with further convenience shopping available from a number of supermarkets in the surrounding area, including Iceland, Aldi and Morrisons. The traditional Gilmerton village centre around Drum Street also provides a range of local businesses and services, while further extensive retail and leisure facilities can be found at Straiton Retail Park and other nearby shopping destinations. For leisure and recreation, there are a variety of parks, open spaces, walking routes and sporting facilities within easy reach. The surrounding countryside provides further opportunities for walking and outdoor pursuits, while nearby leisure facilities offer options for fitness and recreation. The property is particularly well placed for commuters, with regular bus services providing convenient connections into Edinburgh city centre and surrounding areas. The nearby Edinburgh City Bypass provides excellent road links to the A1, M8, Edinburgh Airport and the wider Central Scotland motorway network. The Royal Infirmary of Edinburgh and Edinburgh BioQuarter are also readily accessible, making the location particularly convenient for those working in the healthcare and research sectors.





Approx. Gross Internal Floor Area 85 Sq M / 911 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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