



72 Gilmerton Dykes Crescent  
GILMERTON | EDINBURGH | EH17 8JR

  
**warners**  
solicitors & estate agents





## 72 Gilmerton Dykes Crescent

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Situated within a popular and well-established residential area of Gilmerton, this attractive three bedroom terraced house offers well-proportioned accommodation over two levels, ideal for families, first-time buyers, or those looking to upsize.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room with ample space for both relaxation and dining, and a well-appointed kitchen fitted with a range of base and wall units. A family bathroom completes the lower level.

Upstairs, the property benefits from three comfortable bedrooms, each offering excellent flexibility for family living, home working, or guest accommodation.

Externally, the property enjoys a particularly spacious rear garden, laid mainly to lawn, providing an ideal outdoor space for children, entertaining, or gardening enthusiasts. On-street parking is available to the front of the property.

Gilmerton is well served by local shops, schools, and regular public transport links to Edinburgh city centre, with easy access to the City Bypass and wider motorway network.

Early viewing is recommended to appreciate the space and potential on offer.

- Three well-proportioned bedrooms
- Bright and spacious living accommodation
- Generous rear garden, laid to lawn
- Popular and well-established Gilmerton location
- Excellent transport links and local amenities nearby
- On-street parking available

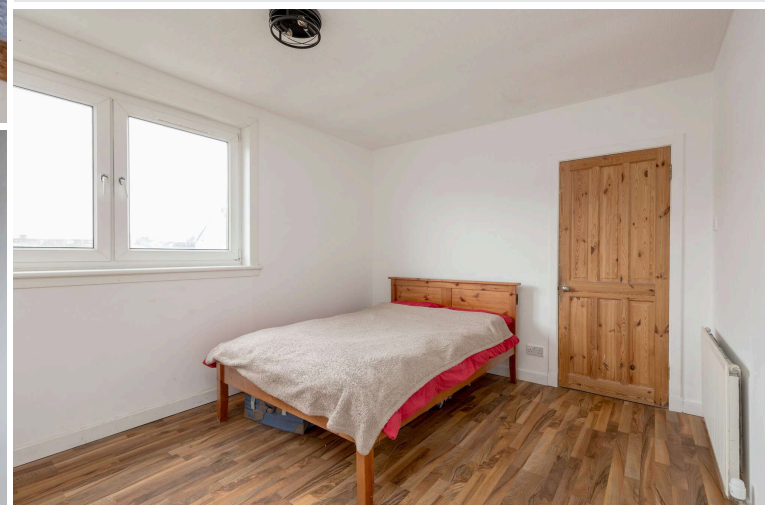
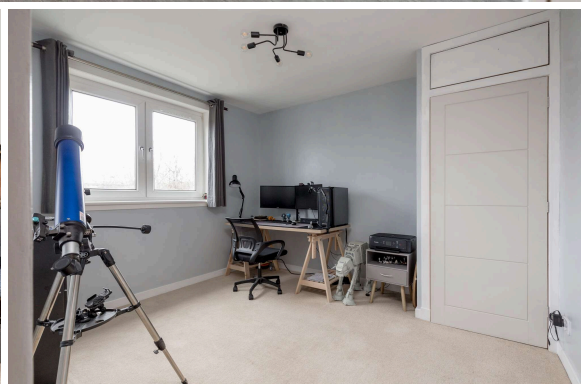
Energy Rating C. Council Tax band B.

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



Included in the sale will be the curtains, washing machine, and fridge freezer.

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.



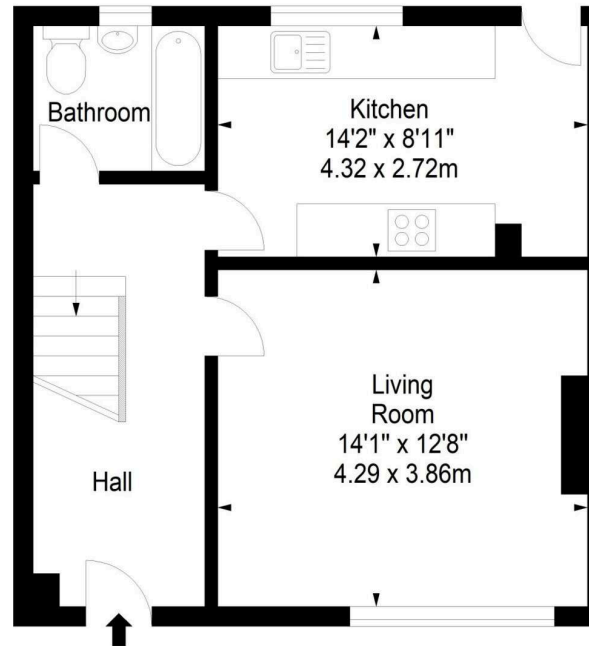
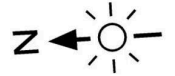




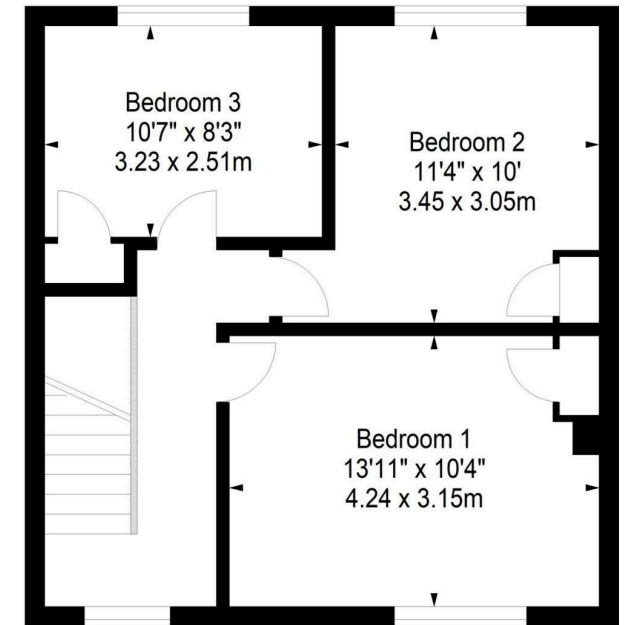
**Gilmerton Dykes Crescent,  
Edinburgh,  
Midlothian, EH17 8JR**



Approx. Gross Internal Area  
924 Sq Ft - 85.84 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor