

campbell
smith

2 Gilmerton Dykes Drive,
Edinburgh,
EH17 8LA



- Semi detached villa offering great potential
- Requiring complete modernisation
- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double Glazing
- Gardens front and rear
- Gated drive

Offers Over : £148,000



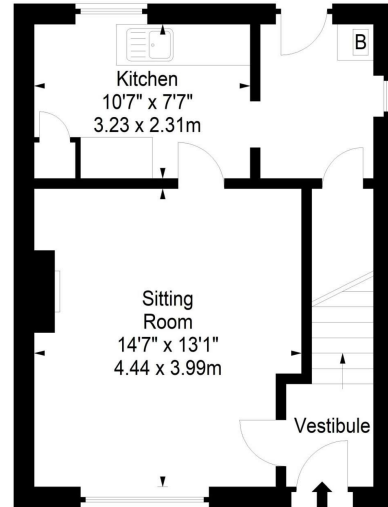




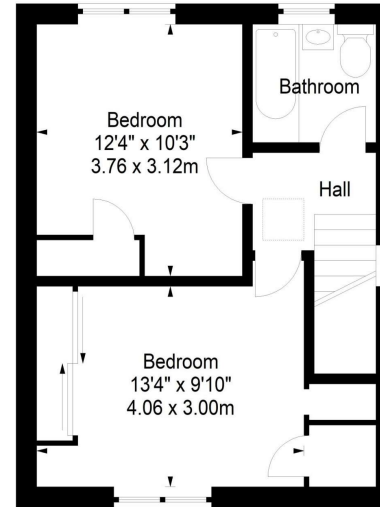
**Gilmerton Dykes Drive,
Edinburgh,
Midlothian, EH17 8LA**



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Extras
No warranty is given regarding the systems or any appliances. The property is sold as seen



Buses
Lasswade Road - 31, N31, X31.
Gilmerton Dykes Street - 7, 11, 18, N11



Shops
Local shops on Gilmerton Dykes Street.
Gilmerton Road inc Morrisons & Aldi



Schools
Gracemount PS, St John Vianney RC PS, Gracemount HS, St Holy Rood RC HS



Parking
Gated drive & on street



Council Tax Band - B



EPC - D



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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