

217D Gilmerton Road, Liberton, Edinburgh, EH16 5UD



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Description

A unique semi detached house forming part of an exclusive small courtyard development, well placed for a good range of amenities and superb transport links. This rarely available home is a natural choice for a professional couple or family and offers well proportioned and stylish living in excellent decorative order and comes with the added benefit of a garage.

Features

- Unique semi detached house
- Tucked away in a small exclusive courtyard development
- Easy access to an extensive range of amenities and excellent road links
- High spec interiors
- Spacious and well planned accommodation over two floors
- Ultra-sleek kitchen with separate dining featuring patio doors
- Three bedrooms, en-suite off main bedroom
- Luxurious principal bathroom suite
- Gas central heating and double glazing
- Garage

Actual photographs of rooms are in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Extras

The fitted carpets, oven, hob, dishwasher, washing machine and fridge/freezer are included.

EPC Rating: C

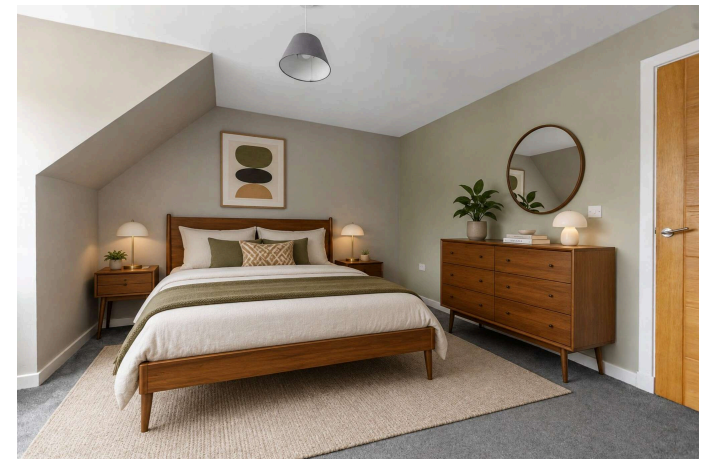
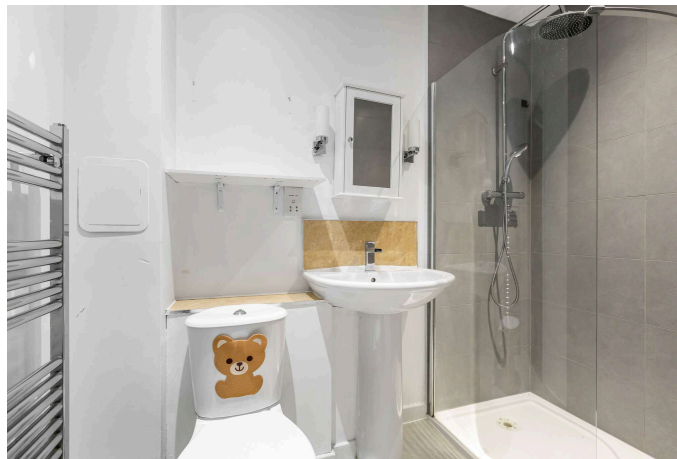
Price and Viewing

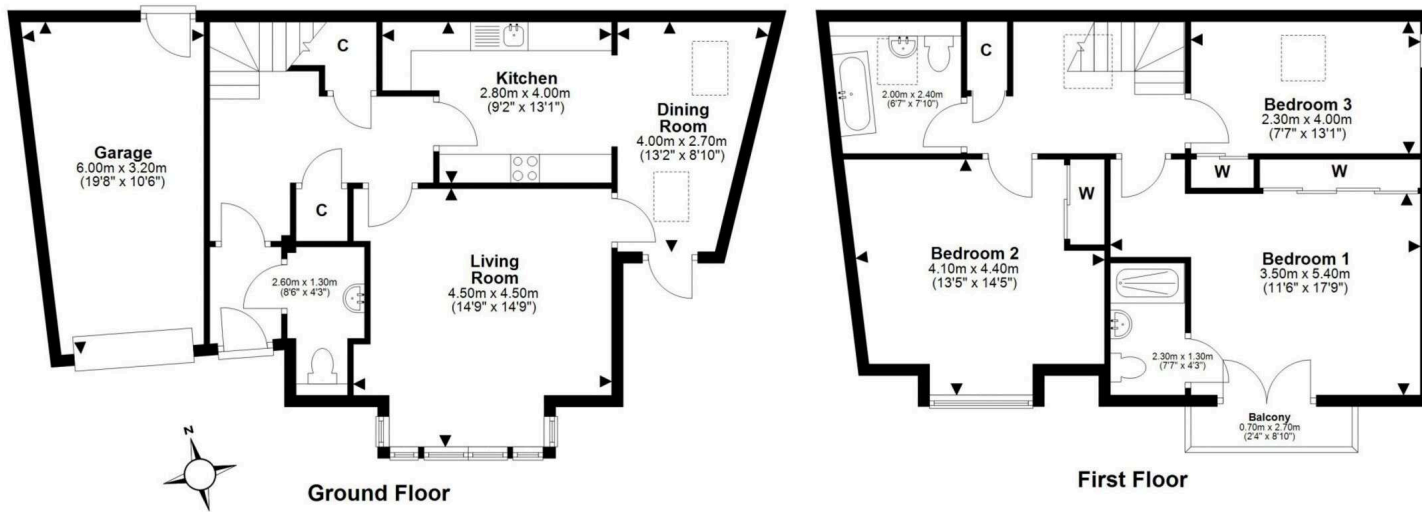
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away and is subject to a redevelopment consultation aiming to create a vibrant place for retail and leisure spaces, with the prospect of a tram-ready transport hub. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away. The property falls within the catchment area for well-regarded state schools whilst those seeking private education, George Watson's College, George Heriot's School, and other schools are all within easy reach as is University of Edinburgh Kings Buildings.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

