



24 Gilmerton Dykes Avenue
Gilmerton, EH17 8ND

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



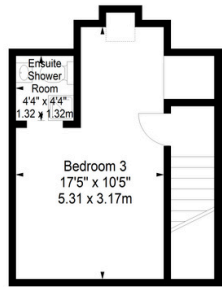
This well-presented end-terrace home is located in the sought-after residential area of Gilmerton, to the south of Edinburgh city centre. The property is conveniently positioned close to a range of everyday local amenities, while more extensive shopping facilities can be found at Cameron Toll Shopping Centre and Straiton Retail Park. Excellent transport links are nearby, with easy access to the City Bypass connecting to both the north and south. Edinburgh city centre and the Edinburgh Royal Infirmary are also just a short drive away. The accommodation comprises; an entrance hallway, bright and spacious living room, separate dining kitchen, dining room with glass sliding doors leading to private rear. Upstairs, leads to three bedrooms (one en-suite and built-in wardrobes) and a bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property with free-on street parking available. The property features double glazing and gas central heating. Included in the sale are the floor coverings, curtains, oven, hob, hood, dishwasher, washing machine, tumble dryer, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



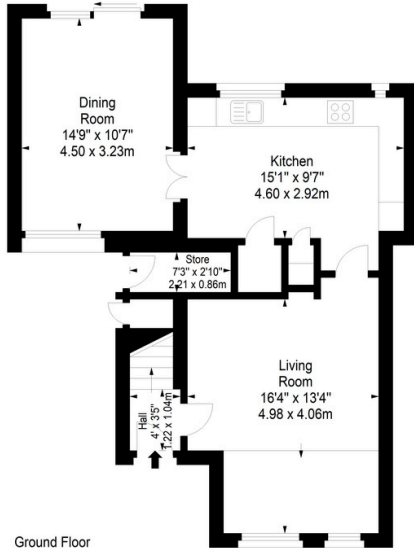
Gilmerton Dykes Avenue,
Edinburgh,
Midlothian, EH17 8ND



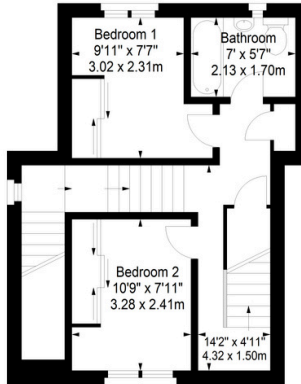
Approx. Gross Internal Area
1210 Sq Ft - 112.41 Sq M
Stores
Approx. Gross Internal Area
27 Sq Ft - 2.51 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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