



33 Gilmerton Place  
GILMERTON | EDINBURGH | EH17 8TP

  
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## 33 Gilmerton Place

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Set in the heart of a modern, manicured cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a private rear garden, an allocated parking space, gas central heating and new triple glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge, a stylish kitchen with attractive units and access to the back garden and upstairs the property enjoys two well-proportioned double bedrooms and the home is completed by an exquisite new shower room. Externally the fully enclosed, secluded rear garden is laid to lawn with a paved area ideal for al fresco dining.

- Terraced house in quiet cul-de-sac
- Allocated parking space
- Secluded rear garden
- Move-in condition
- Welcoming vestibule
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish shower room
- Gas central heating
- Triple glazing
- Recently fitted external doors

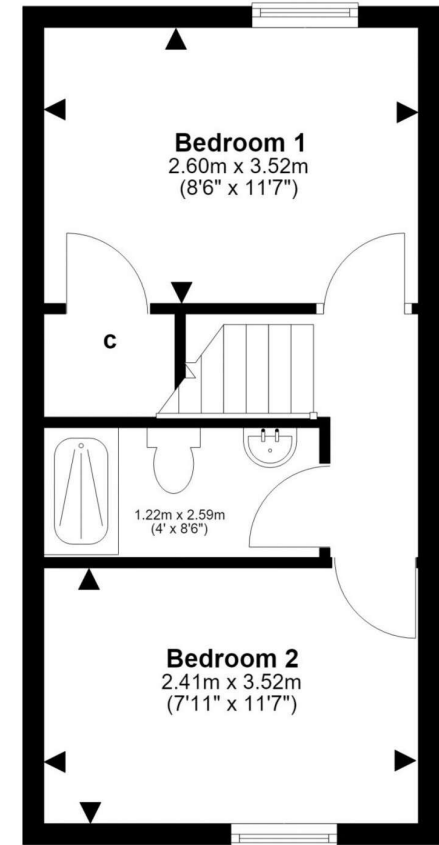
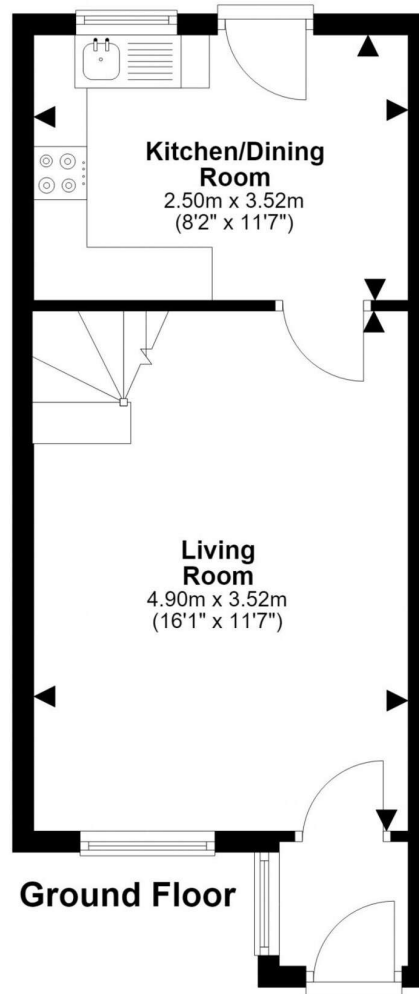
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The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band D. Factor is managed by James Gibb and costs around £40-50 per quarter. Extras included in this sale will be, blackout blinds in bedrooms, oven, hob, dishwasher, washing machine, fridge-freezer, and light fixtures.





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.