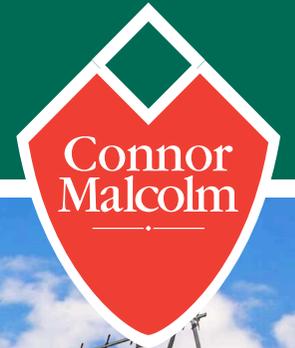


24 Kilngate Brae, Gilmerton, Edinburgh, EH17 8UU



Description

Particularly appealing terrace villa, commanding an enviable cul-de-sac setting within an established modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links.

- Hallway with WC and storage
- Living/dining room with a set of French doors to rear garden
- Kitchen
- Two double bedrooms
- Modern shower room
- Gas central heating and double glazing
- Enclosed south-facing rear garden
- Driveway

Extras

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

EPC Rating: C

Price and Viewing

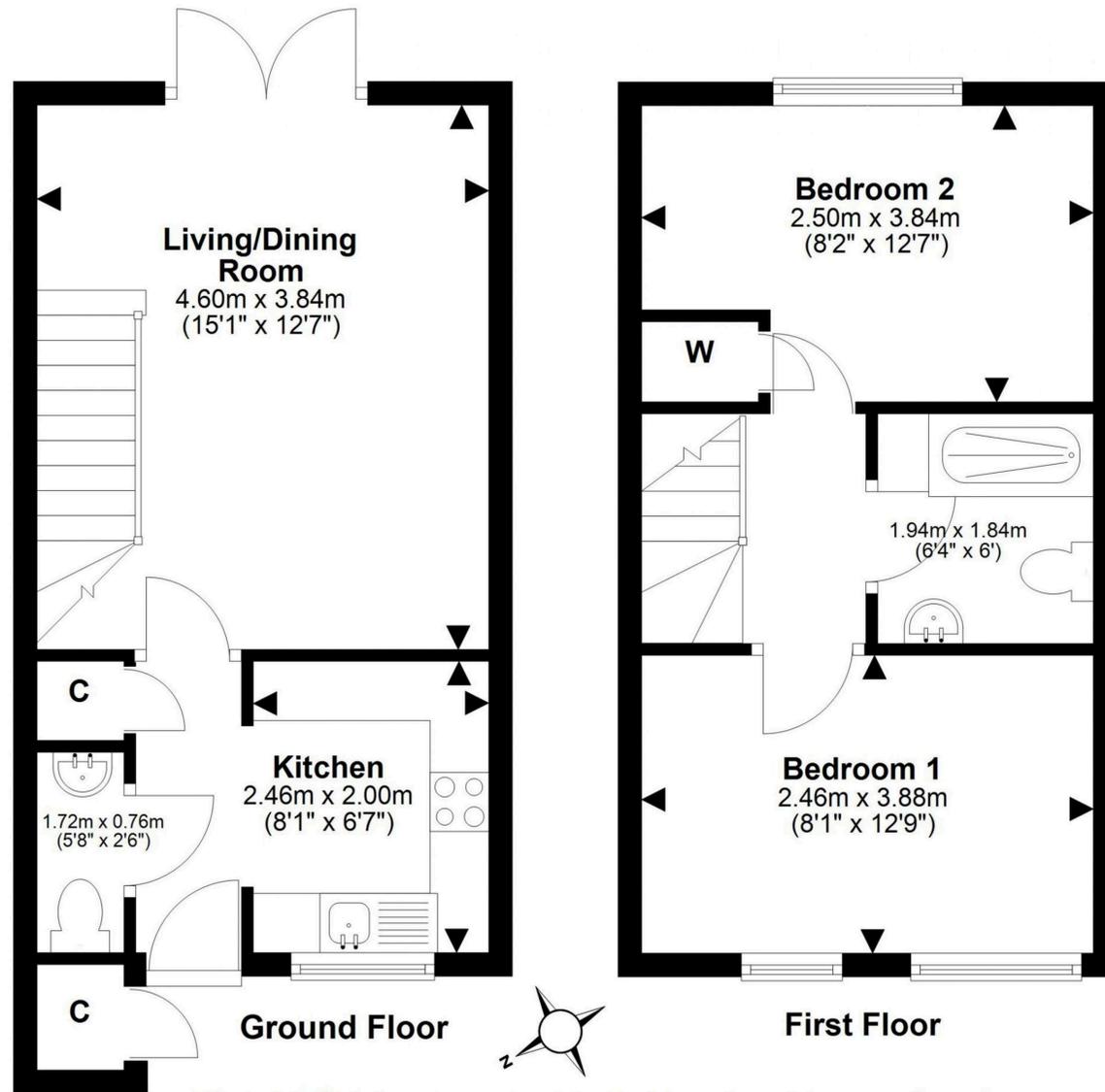
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Lying four miles south-east of Edinburgh's City Centre, Gilmerton is a popular area for families. One of its attractions is its proximity to green open spaces, with the property only a short walk from the Ferniehill Community Park, and the beautiful Dalkeith Country Park which houses the fantastic Fort Douglas Adventure Park, shopping emporium, courtyard, and café, a ten-minute drive. The Little France Park and The Innocent Railway Cycle Path are both within close proximity. There are a variety of golf courses in the locale including The Braid Hills Golf Club and Liberton Golf Club. Gracemount Leisure Centre with its swimming pool, state-of-the-art gym, and fitness classes is a short car journey as is Midlothian Snowsports Centre which boasts skiing, snowboarding, and tubing. Daily shopping needs are met by a large Morrisons, Co-op, Lidl, and Aldi supermarkets and nearby Cameron Toll Shopping Centre and Straiton Retail Park house well-known high street names. Edinburgh Royal Infirmary is less than a five-minute drive from the property. Kilngate Brae lies in the catchment area for Gilmerton Primary School and Liberton High School with private schooling options all very accessible. Regular bus services take you swiftly into Edinburgh City Centre, and the City Bypass connecting to Scotland's motorway network and Edinburgh Airport is within easy reach.





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.

