



18 Gilmerton Station Road
GILMERTON | EDINBURGH | EH17 8RZ


warners
solicitors & estate agents





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Beautifully presented, four-bedroom modern townhouse boasting a beautifully maintained private rear garden, situated in the popular residential district of Gilmerton, south of Edinburgh's city centre.

This outstanding family home has been tastefully decorated to a high standard throughout, offers well-planned and flexible accommodation over three levels, and is presented to the market in true move-in condition.

On the ground floor, the living room forms the main public space in the property, and from here French doors open out to the beautifully maintained private rear garden which boasts a patio area, ideal for enjoying the best of the summer weather. The immaculate modern kitchen is well appointed and boasts ample integral cupboard storage, in addition to benefiting from gas hob.

On the first floor, the principal bedroom is of an excellent size and features a stylish ensuite shower room in addition to built-in wardrobe storage. The second bedroom on this level overlooks the private rear garden and is also a well-sized double.

Both bedrooms on the top floor are generously sized, with one of these rooms benefitting from built-in wardrobe storage. Either room has the potential to be employed as an ideal home office, playroom, study or gym, giving the property a great degree of flexibility, and a modern family bathroom with three-piece white suite completes the internal accommodation.

Set in the heart of a manicured, modern development in the heart of Gilmerton, moments from excellent amenities, quick transport links and vast open green spaces, this fantastic property will offer immense appeal to those looking for a family home. Early viewing is essential.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Four-bedroom townhouse
- Popular location
- Living room
- Principal bedroom with ensuite shower room
- Three further double bedrooms
- Kitchen
- Bathroom
- WC
- Gas central heating
- Double glazing
- Garage
- Front & rear garden

Fee's payable to factor, Ross & Liddell factor approx. £15 per calendar month.

Energy Rating B, Council Tax Band F.

All fixtures, fittings, lights, kitchen appliances (excluding tumble dryer housed in garage) will be included in the sale.



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is 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 and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.







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.