



1 Gilmerton Dykes Drive, Edinburgh, EH17 8LA



Welcome

Welcome to 1 Gilmerton Dykes Drive, a well-proportioned three-bedroom semi-detached property arranged over two levels, with generous sized gardens to the front, side, and rear, with a two-car driveway for off street parking leading to a detached garage (floored and lined with light and power). The property is ideally located in the popular Gilmerton area of Edinburgh in a quiet location, close to an abundance of local amenities, schooling and transport links along with an easy access route to the city bypass. The property also benefits from double glazing, gas central heating, solar panels with a battery storage facility and external cladding and render making this home extremely energy efficient.

- Conservatory with light power and heating
- Bright and spacious living room, front facing, with patio style doors
- Fitted kitchen equipped with a range of units, gas cooker, extractor, oven, and white goods
- Rear porch with light and power
- Bedroom three located on the ground floor, currently used as an office
- En-suite WC
- Loft floored and lined with light and power
- Generously sized double bedroom with built-in wardrobes
- Rear facing double bedroom with twin windows, and built-in wardrobes
- Shower room comprising WC, wash hand basin, and walk-in shower cubicle
- Gas central heating and double glazing
- Solar panels with battery storage, external cladding, and render
- Good sized garden grounds to the front, side, and rear,
- Driveway for off-street parking
- Single detached garage, floored and lined, light, and power







Gilmerton

Gilmerton is a long-established and sought after residential area which lies approximately four miles to the South of the city centre and offers an excellent range of local amenities. The thriving community is now well served by independent shops with further shopping facilities available at nearby Cameron Toll Shopping Centre, Fort Kinnaird, and Straiton Retail Park. With excellent public transport links into the city centre and other areas of Edinburgh, Gilmerton is ideally positioned to enjoy the wealth of leisure facilities and cultural attractions offered in and around Edinburgh. There are excellent sport and recreational facilities including nearby Gracemount Leisure Centre, the Commonwealth Swimming Pool and Gym, the Braid and Pentland Hills, and a wide range of golf courses. There are state and independent schooling options, with early years, primary and secondary education close by. The Royal Infirmary is just a five-minute drive away and the property is ideally located for commuters, with quick and easy access to the Edinburgh City Bypass, which connects to the M8/M9 motorway networks, Forth Road Bridge, Edinburgh airport and beyond.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, and integrated appliances. No warranty applies to any integrated or free-standing appliances, any other movable item as these are deemed sold as seen. Other items may be available by negotiation and are subject to offer.





Get in touch

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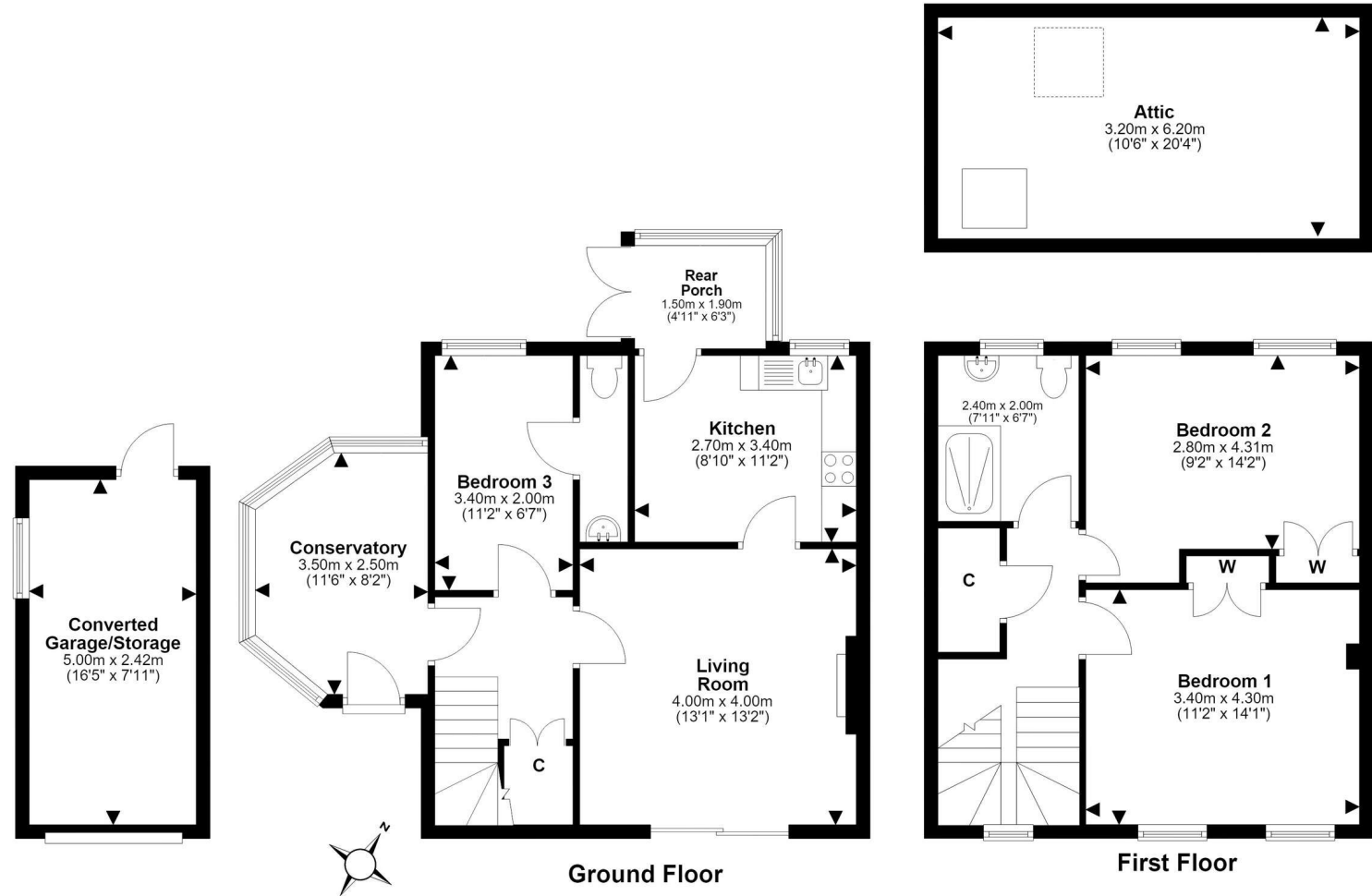
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.