



29 Gilmerton Dykes Place  
GILMERTON | EDINBURGH | EH17 8JQ

  
**warners**  
solicitors & estate agents



## 29 Gilmerton Dykes Place

GILMERTON | EDINBURGH | EH17 8JQ

Warners are delighted to present to market this fantastic family home – with great potential this three-bed mid terraced house occupying a quiet spot on this sought after development, whilst being only a short journey from a main transport route into Edinburgh or onto the City bypass for commuting.

Ideal family living space in a sought after area. At ground floor level is the dining/living room with patio doors and dining area, a fitted kitchen currently with gas hob, oven, and access outside to the rear garden. Upstairs there are three well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath. The property further benefits from an attic, gas central heating, double glazing, front and rear gardens made up of lawn and a patio, front driveway and ample on street parking.

- Welcoming entrance hallway
- Fitted Kitchen with access to the rear garden
- Bright and spacious Dining/living room
- Front and rear gardens
- Three well-proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Attic and front driveway

Energy rating C. Council Tax Band C.



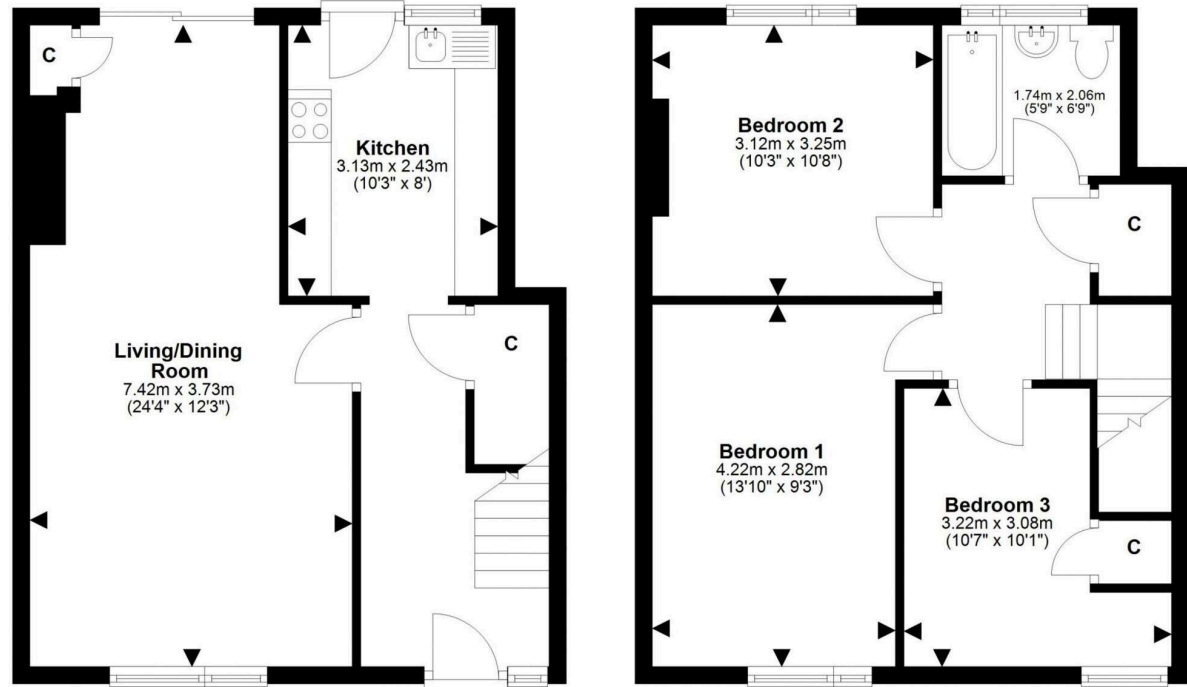
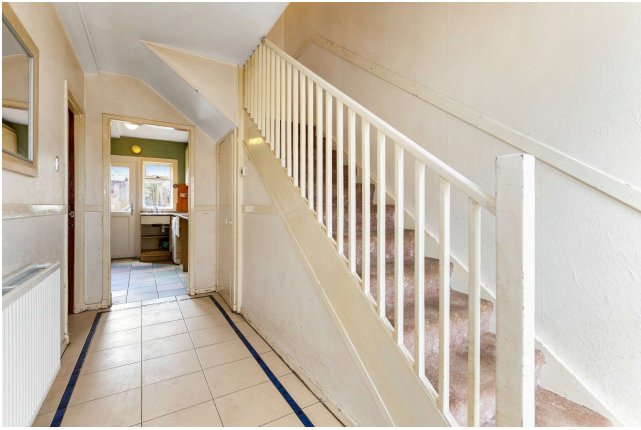
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The sale will include the hob, oven, light fixtures and curtains. The washing machine and fridge freezer will not 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





**Ground Floor**

**First Floor**

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.