



Solicitors & Estate Agents



Offers Over

£160,000

112 Gilmerton Dykes Drive

Gilmerton | Edinburgh | EH17 8LL

An excellent opportunity has arisen to purchase this bright and spacious terraced villa, quietly positioned within the popular residential district of Gilmerton close to many local amenities, schooling and local bus stops.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The property would now benefit from a degree of modernisation and upgrading, offering a fantastic opportunity for a buyer to create a stylish home tailored to their own tastes and requirements. The well-proportioned accommodation is likely to appeal to a wide range of buyers including first-time purchasers, investors or families alike, all seeking a home in this highly convenient and well-connected location. Access is via a welcoming entrance with stairs leading to the upper landing. There is a bright and spacious front-facing reception room, a kitchen with aspect over the rear garden. Fitted out with a range of wall and base units with appliances included in the sale. A rear hallway leads to a large understair storage cupboard together with access to the rear garden. Upstairs leads to the two good sized double bedrooms, both with built-in storage and the bathroom comprises of a white three piece suite with shower and splashback paneling. Further benefits include gas central heating with combi boiler, double glazing and access to partially floored loft with Ramsay ladder providing additional storage space.



Extras

All the fitted floor coverings, light fittings, curtains and blinds will be included in the sale together with the gas cooker and fridge freezer. No warranty will be given in respect of the appliances.

Externally

There are gardens located to the front and rear of the property. They are both fully enclosed, with the rear garden laid with paved patio, lawn and garden shed. There is also a useful external water tap. For the car owner, unrestricted parking is available to the front. Please note garden maintenance tools such as lawnmower and hedge trimmer will also be included in the sale. (No warranty will be provided).

Viewing

By appointment through Neilsons on 0131 625 2222.





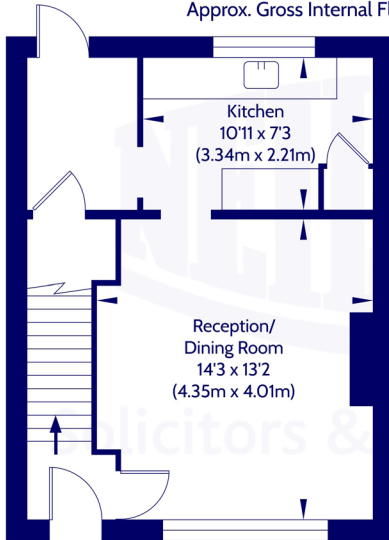
Location

Gilmerton Dykes Drive forms part of an established development within the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services at the close at hand Lasswade Road and Gilmerton Dykes Street operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.

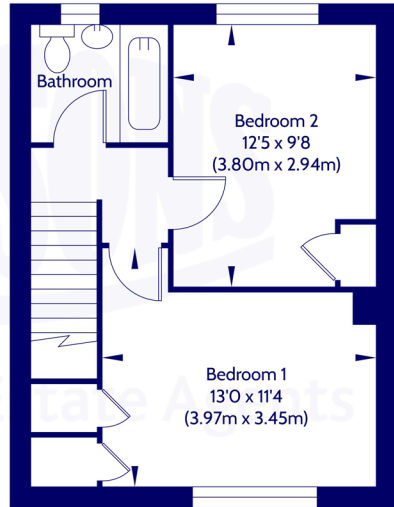




Approx. Gross Internal Floor Area 67 Sq M / 721 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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