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Offers Over
£305,000

92 Candlemaker's Park

Gilmerton | Edinburgh | EH17 8TN

This impressive and beautifully presented extended detached villa enjoys a peaceful cul-de-sac setting within an established modern development, conveniently positioned close to local amenities, schooling and superb commuting links. Externally, the property benefits from private gardens to the front and rear, together with a driveway, while the sizeable rear garden enjoys a high degree of privacy with woodland beyond.

-  3 Bedrooms & Study
-  1 Public room
-  1 Shower room & WC apt
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - E



Description

Offered to the market in true move-in condition, this delightful home is sure to appeal to a wide variety of buyers seeking generous and versatile accommodation with attractive private gardens and a peaceful yet convenient setting, making it an excellent choice for modern family living. Enjoying an abundance of natural light throughout, the property comprises; entrance porch, welcoming hallway providing access to a convenient two-piece WC apartment, the reception room and the kitchen, with a split-level carpeted staircase leading to the upper floor. The delightful dual-aspect reception/dining room is a particularly impressive feature of the home. Bright and spacious, the room benefits from a feature fireplace housing a gas fire and naturally divides into comfortable living and dining areas, creating an ideal space for both relaxing and entertaining. There is also direct access to the kitchen from the dining area. The stylish

fitted kitchen enjoys a pleasant outlook over the garden and is well equipped with ample wall and base units, with built-in gas hob, electric oven and extractor hood. A large pantry provides excellent additional storage. Located off the kitchen, the sizeable utility room has a door providing access to the garden, while the adjoining study/home office benefits from a front-facing window and offers an ideal space for home working. The upper floor houses three good-sized bedrooms, with the two larger rooms benefiting from built-in wardrobes. Completing the accommodation is a stylish shower room, fitted with a contemporary suite including a walk-in shower unit incorporating a luxurious rainfall shower. A good-sized attic provides valuable additional storage space and further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven, hood, dishwasher and washing machine.

Externally

There is a lovely private garden to the front, laid to lawn with paved driveway to the side and pathway to entrance. There is a fully enclosed rear garden, with paved patio and lawn and enjoying a private and secluded setting with woodland beyond.

Resident's Association

A fee of approx. £75 per annum is payable to the Candlemaker's Park Residents Association.

Viewing

By appointment through Neilsons on 0131 625 2222.



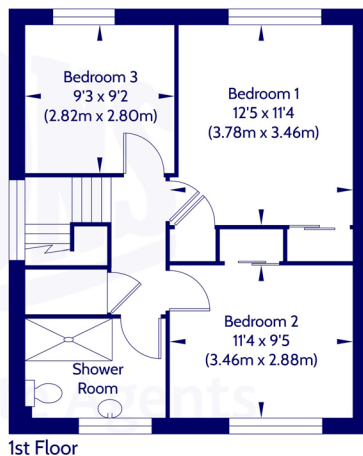
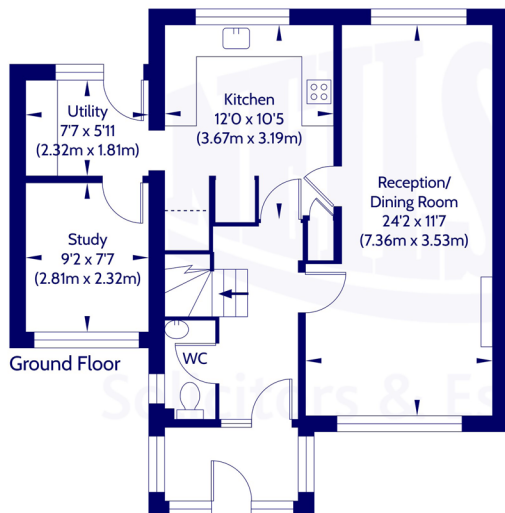


Location

Candlemaker's Park forms part of 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 Co-op, Morrison's, Aldi and Iceland 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 are close at hand operating 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, Midlothian Snowsport Centre 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 108 Sq M / 1160 Sq Ft.



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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