










Offers Over
£415,000

34 Gilmerton Station Road

Gilmerton | Edinburgh | EH17 8RZ

Fantastic opportunity to acquire this beautifully presented five-bedroom detached villa forming part of a modern development in Gilmerton. With private gardens and a garage for off-street parking whilst ideally located close to excellent amenities, reputable schooling, and superb transport links, the property makes for an outstanding family home.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band – B
-  Council Tax Band - G



Description

The accommodation begins with a welcoming entrance hallway, where stylish tiled flooring flows seamlessly through to the kitchen area. The spacious bay-fronted lounge is exceptionally bright thanks to its dual aspect outlook, creating a wonderful space for relaxing and entertaining. The stylish and well-appointed kitchen/ diner is fitted with a range of integrated white goods and enhanced by under-unit lighting, underfloor heating, and French doors leading to the garden. Enjoying a dual aspect outlook, the room also benefits from a large understairs storage cupboard and is finished with gloss white units and tasteful splashback tiling. A separate utility room continues the smart tiled flooring and provides fitted shelving, partial tiling, and side access to the garden. Bedroom five is located on the ground floor and offers flexible use as a single bedroom, nursery, or home office. Completing the ground floor is a convenient two-piece WC.



Upstairs, the landing provides access to the attic and a large storage cupboard. The principal bedroom is a generous dual-aspect double featuring integrated double wardrobes and a Juliet balcony. The contemporary en-suite is fitted with a double shower cubicle, tiled flooring, and partial tiling. Bedroom two is another comfortable rear-facing double with integrated wardrobes, while bedroom three is a further dual-aspect double also benefitting from integrated storage. Bedroom four is a large single room ideal as a nursery or child's bedroom. The main family bathroom is fitted with both a separate bath and shower and finished with tiled flooring and partial tiling.

Further benefits include gas central heating, double glazing, and security alarm system.

Factor fees are payable of approximately £19 per month.

Gardens & Parking

Externally, the property enjoys a private rear garden which is well-kept, mainly laid to lawn, and not directly overlooked, with outdoor tap and power points adding further practicality. A private front garden is also laid to lawn. A single garage with power points and a driveway providing off-street parking for two cars complete the accommodation.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and dishwasher, freestanding washer-dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





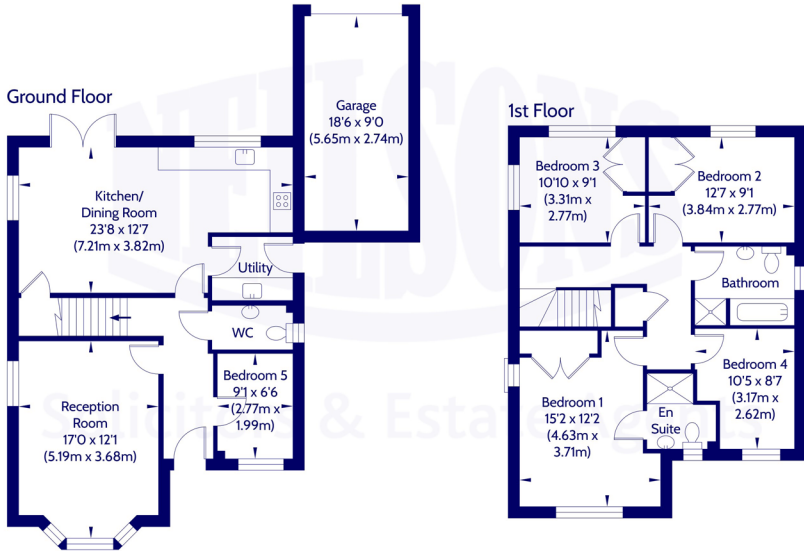
Location

Quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close at hand offering a more extensive range of shopping requirements. Good public transport services 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 the Gracemount Leisure Centre 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, with a new nondenominational primary school on Gilmerton Station Road proposed to open August 2028.





Approx. Gross Internal Floor Area 131 Sq M / 1411 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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- [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.



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