

9 Innes Crescent
Gilmerton, EH17 8DB

Deans
Solicitors & Estate Agents LLP





DETACHED HOUSE

- Living Room
- Kitchen/ Dining Room
- Utility Room
- W.C.
- Four Double Bedrooms (One En-Suite)
- Bathroom
- Private Front & Rear Garden
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – B



This beautifully presented and generously proportioned detached family home is situated within a modern residential development to the south of Edinburgh's city centre. The property enjoys excellent transport links and convenient access to the city bypass, while benefiting from a peaceful suburban setting. A wide range of local amenities and leisure facilities are also available nearby, adding to the overall appeal of the location.The accommodation comprises a welcoming entrance hallway, spacious living room, a superb dining kitchen offering generous space for family meals and entertaining, complemented by a separate utility room and a convenient WC, four good-sized double bedrooms (one en-suite) and a bathroom with separate shower and bath. Externally, there are south facing gardens that provides all day sunshine and a garage and a driveway that provide off-street parking. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Ross & Liddell of approximately £127 per annum.











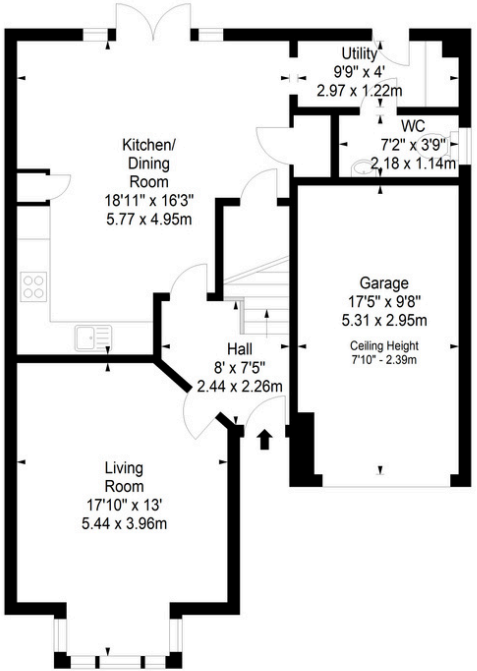




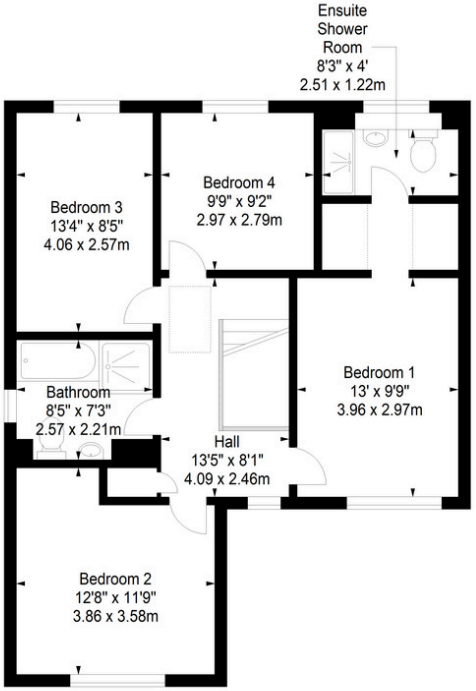
Innes Crescent,
Edinburgh,
Midlothian, EH17 8DB

SquareFoot

Approx. Gross Internal Area
1377 Sq Ft - 127.92 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor









Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

Deans
Solicitors & Estate Agents LLP

Your Property People.
0131 667 1900
mail@deansproperties.co.uk
deansproperties.co.uk