



Offers Over

**£289,995**

## 15 Bannerman Terrace

Gilmerton | Edinburgh | EH17 8YD

This spacious and beautifully presented semi-detached villa with driveway and private gardens, is immaculately presented in a modern development close to excellent local amenities and transport links. The accommodation would ideally suit the young professionals or growing families and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Driveway
-  Private garden
-  EPC rating - B
-  Council tax band - E



## Description

In brief accommodation comprises; welcoming entrance hallway with useful built-in storage and WC located off, spacious and bright lounge pleasantly overlooking the front, stunning fitted modern kitchen open plan to dining area with utility cupboard and door providing direct access to the private rear garden, light and airy principal bedroom with fitted wardrobes and en-suite shower room, two further well proportioned bedrooms and contemporary family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob.

## Gardens & Driveway

To the front of the property lies a spacious driveway providing off-street parking. A gate to the side provides access to the fully enclosed, well maintained private garden which is mainly laid to lawn with an area of patio perfect for outside dining/relaxing.

A factoring fee is payable to Ross & Liddell for the upkeep of the communal areas and is approximately £100 per year.

## Viewing

By appointment through Neilsons (0131 625 2222).





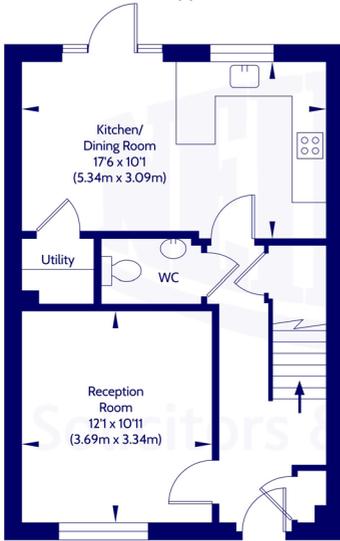
## Location

Bannerman Terrace is quietly situated in an established modern development on the outskirts of the sought after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well situated for access to many local shops and services with a Morrison's supermarket only a short distance away. 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 Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with several golf courses. Schooling in the vicinity is available from nursery to secondary level.

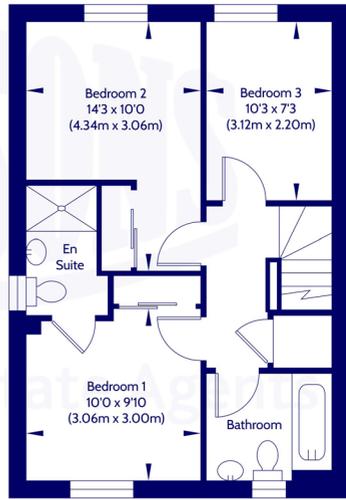




Approx. Gross Internal Floor Area 86 Sq M / 927 Sq Ft.



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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