



64 East Kilngate Place, Edinburgh, EH17 8UR



Welcome

64 East Kilngate Place is a beautifully presented end-terrace villa that has been comprehensively upgraded to an exceptional standard throughout. Offering stylish accommodation over two levels, this impressive home is presented in true move-in condition.

The accommodation begins with a stunning contemporary kitchen featuring a range of high-end integrated appliances including a fridge freezer, eye-level oven, hob with extractor hood and integrated coffee machine (note this will be replaced with a microwave). Quality porcelain flooring flows seamlessly through to the living space, creating a modern and cohesive feel. A stylish refitted WC and useful storage cupboard are also located on the ground floor.

To the rear, the bright south-facing lounge leads directly into a superb conservatory, providing flexible additional living space ideal for dining, relaxing or entertaining. From here, there is access to the landscaped rear garden, which enjoys a sunny south-facing aspect and features two patio levels, creating the perfect setting for outdoor dining. The garden is fully enclosed and ideal for children and pets.

On the upper level are two generous double bedrooms, both benefiting from contemporary mirrored fitted wardrobes, together with a beautifully refurbished shower room featuring a walk-in shower, LED feature lighting and quality fixtures and fittings.

Further benefits include gas central heating, under floor heating in the lounge, kitchen and bathroom and double glazing throughout.

With no expense spared in its refurbishment, this outstanding home offers stylish modern living and must be viewed to be fully appreciated.





Gilmerton

East Kilngate Place enjoys a convenient setting within the established Gilmerton area of Edinburgh, a popular residential location offering an excellent range of everyday amenities. Local shops, supermarkets, cafés and leisure facilities are all within easy reach, while nearby Cameron Toll Shopping Centre and Straiton Retail Park provide a wider selection of retail and dining options.

The area is well served by regular public transport links, providing quick and easy access to Edinburgh City Centre, the Royal Infirmary of Edinburgh and Edinburgh's universities. For those commuting further afield, the City Bypass is readily accessible, connecting to Scotland's major motorway network.

Residents can also enjoy a variety of nearby green spaces and recreational facilities, including local parks, walking routes and golf courses. Combining excellent transport links with a wealth of local amenities, Gilmerton remains a popular choice for first-time buyers, professionals and downsizers alike

Extras

Included in the sale are all light fittings and window dressings



Get in touch

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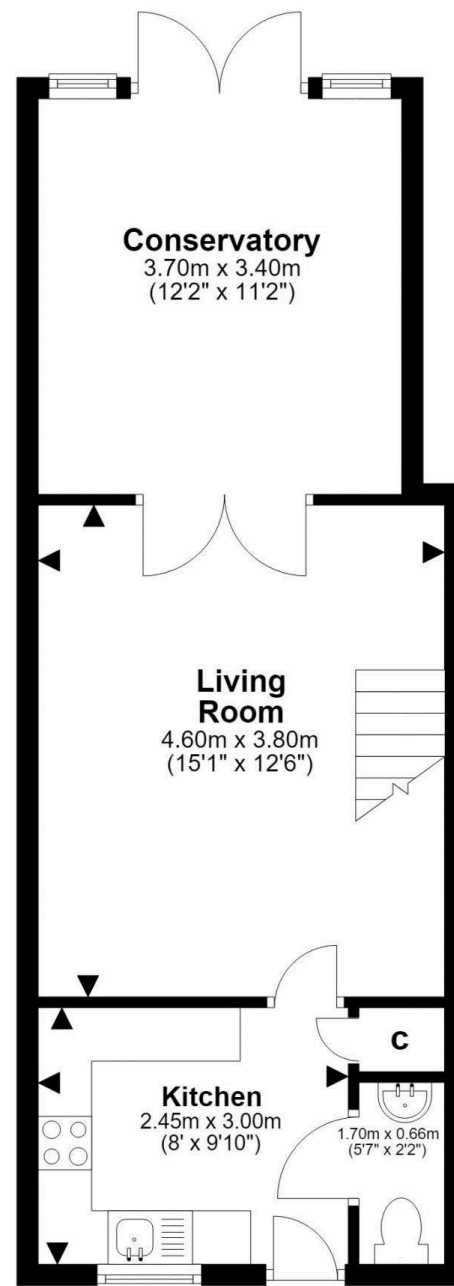
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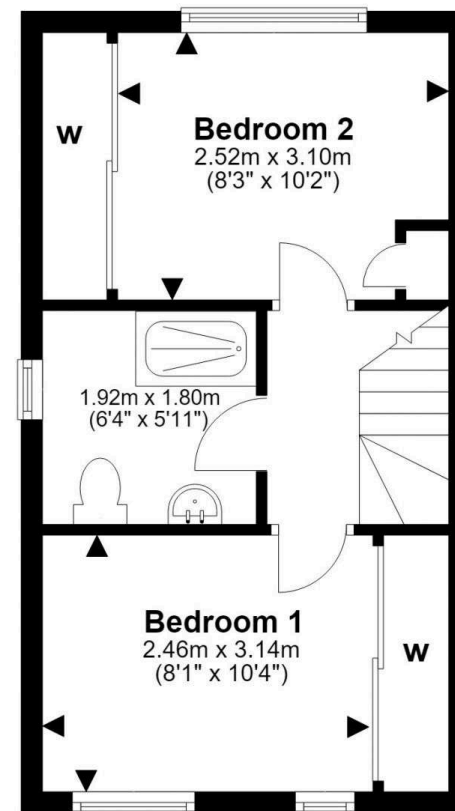
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Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.