



CLANCYS

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80 Carter Drive,

Edinburgh, EH17 8GR



1



3



2



B



FREEHOLD

Description

Welcome to 80 Carter Drive a beautiful three-bedroom end terrace house, forming part of a modern development in popular Gilmerton. The property offers bright and spacious rooms that have been decorated in neutral tones. The accommodation comprises a welcoming entrance hall with a useful WC off, living room and a modern fitted dining kitchen. A carpeted staircase leads to the upper landing which give access to the master bedroom which provides a tranquil retreat and comes complete with stylish en-suite shower room, two further bedrooms and family bathroom. The property further benefits from gas central heating and double glazing, Externally, the front garden is mainly lawn and there is a fully enclosed rear garden which is also mainly lawn. There is ample residents and visitors parking available with a car parking area allocated for use only by the residents of the three properties in the terrace. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

Carter Drive is 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.

Extras

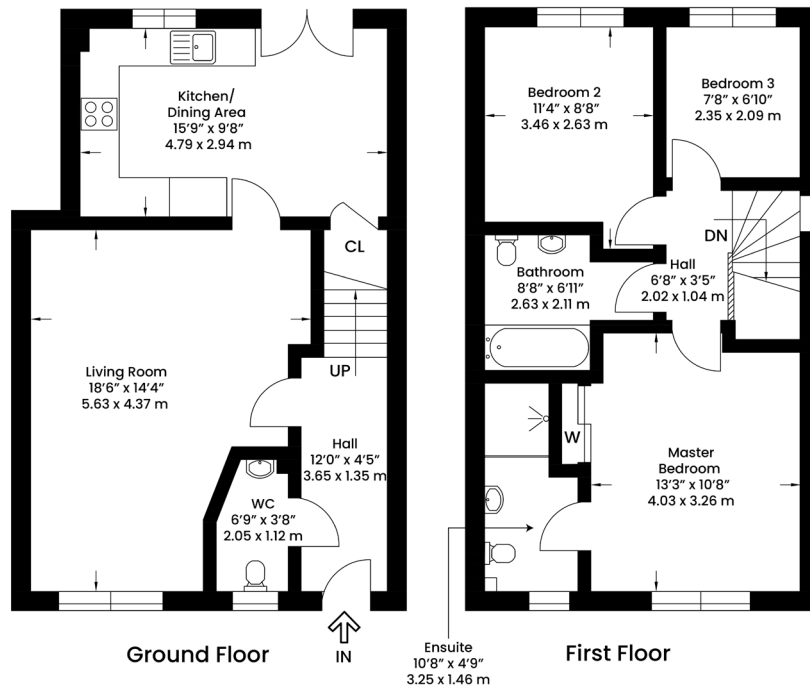
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Downstairs WC
- Living room
- Dining kitchen
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Residents parking
- EPC rating - B
- Council Tax Band – E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 10/027) vistaBee 2026

