



40 Limefield, Edinburgh, EH17 8PF



Welcome

Welcome to Limefield, a well presented two-bedroom mid-terraced home located in the popular Gilmerton area of Edinburgh, close to many local amenities, schooling and swift transport links. The property offers well-maintained, stylish and comfortable living accommodation with the added benefit of a conservatory, gardens to the front and rear, and residents' and visitors' parking. This attractive home is ideal for first-time buyers, young professionals, small families, or investors, combining modern comforts with a practical layout in a convenient residential setting. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Living room with access to the conservatory
- Stylish fitted kitchen
- Conservatory with rear garden access
- Two bedrooms
- Modern bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage - partially floored
- Electric heating
- Solar panels
- Double glazing
- Gardens front and rear
- Residents and visitors parking





Gilmerton

Limefield is a well-established and popular residential development within the sought-after Gilmerton district of Edinburgh, situated approximately five miles south of the city centre. The area is particularly popular with families, first-time buyers and professionals, offering a peaceful suburban setting combined with excellent local amenities and transport links. A wide range of everyday shopping facilities can be found nearby, including supermarkets, convenience stores, cafés and restaurants, while further retail options are available at nearby Cameron Toll Shopping Centre and Straiton Retail Park. Excellent schooling is available at both primary and secondary levels within the catchment area. The area is well served by regular bus services providing quick and convenient access to Edinburgh City Centre and surrounding districts, while the Edinburgh City Bypass is easily accessible, connecting to the motorway network, Edinburgh Airport and the wider Central Belt.

Extras

Included in the sale are the integrated kitchen appliances including washing machine, fridge, dishwasher, curtains & blinds were fitted. All fixtures & fittings are included in the sale.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

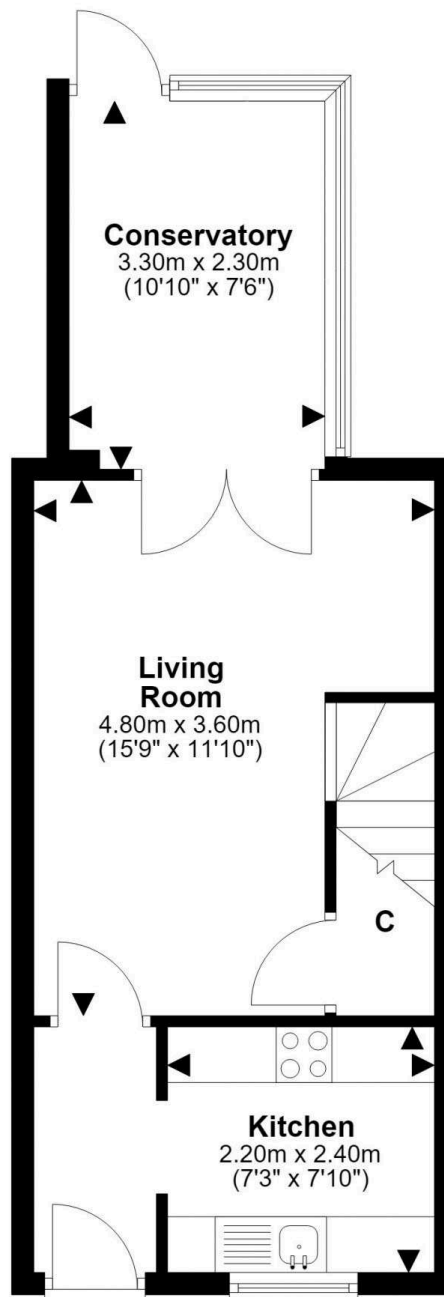
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

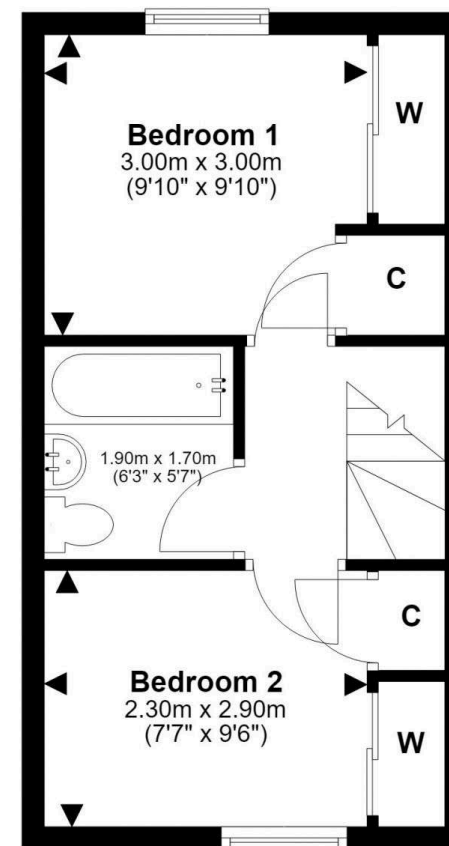
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.