



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27 Gilmerton Dykes Place

Edinburgh EH17 8JQ

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Nestled in a quiet street in Gilmerton and with-in walking distance of local amenities and schooling. It is the perfect blend of comfort and style and features a delightful southwest-facing garden.

Set behind a practical monobloc drive, step inside to discover a generous hall that leads into a spacious 25ft lounge/diner. Boasting a dual aspect natural light floods the space with light and patio doors connecting to the enclosed south-facing rear garden—ideal for entertaining or simply enjoying a peaceful afternoon. The galley style kitchen is well appointed with extensive fitted cabinets and a set of french doors give direct access to the garden. Venture upstairs to an airy landing that leads to three comfortable bedrooms and a bright, airy bathroom with shower over bath. Additional storage is provided with a cupboard on the landing and a hatch leads to a partially floored attic space with fitted ramsay ladder for easy access.



Property Summary

- Mid-terrace villa
- Dual aspect lounge and dining room
- Galley style kitchen
- Three excellent double bedrooms
- Attractive three-piece bathroom
- Partially floored attic with Ramsay ladder
- Gas central heating & double glazed windows
- Southwest-facing enclosed rear garden with shed
- Monobloc driveway and on street parking
- EPC Rating - C | Council Tax Band - C



Home Report Value - £220,000





Mid-terrace
villa, with
southwest-facing
garden



Outdoor space: southwest-facing enclosed rear garden, mainly laid to lawn with paved patio seating area and shed.

Parking: Front monobloc driveway

Extras: all fitted floor coverings, curtains, blinds, garden shed, washing machine and all integrated kitchen appliances, to be included in the sale.

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dream property!



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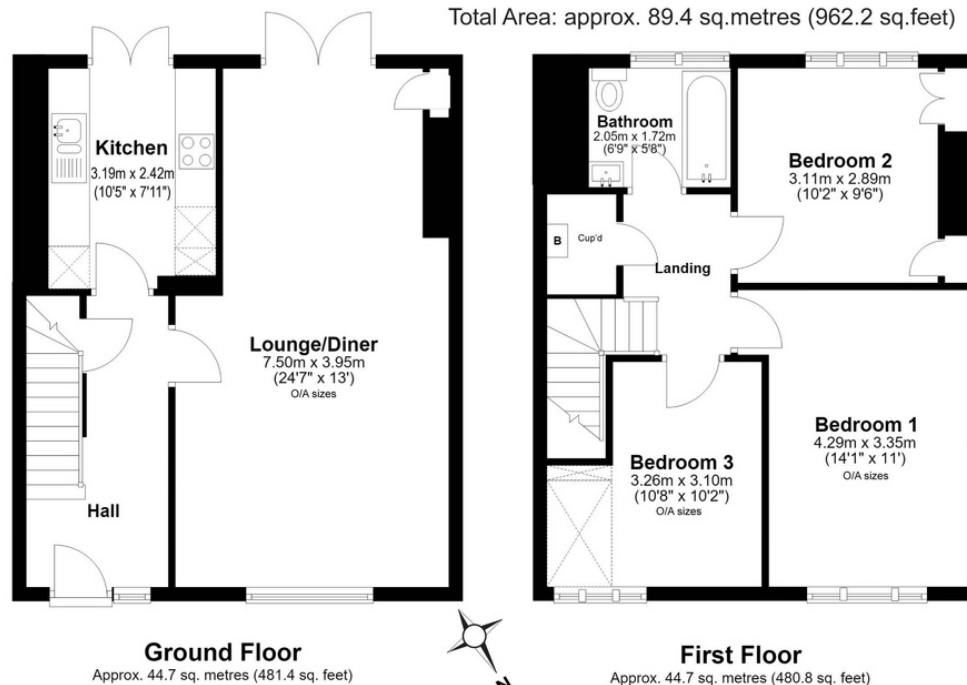
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 89.4 sq.metres (962.2 sq.feet)



Location

Gilmerton is a popular suburb of Edinburgh, lying approximately 4 miles south of the city centre. Ideally located for Edinburgh Royal Infirmary, the University of Edinburgh Medical School and the City by pass. Excellent local amenities can be found on Gilmerton Road, including a large Morrisons. More extensive shopping can be found at Cameron Toll or Straiton Retail Park, which also has Ikea. Surrounded by countryside, there is a wealth of recreational opportunities, including numerous golf courses. The fabulous East Lothian coastline with it's beaches, are also within easy reach.