



16 Edwards Wynd
GILMERTON | EDINBURGH | EH17 8XW


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Set within a peaceful modern cul-de-sac in the desirable Gilmerton area, this beautifully presented three-bedroom semi-detached villa offers a perfect balance of style and practicality. Ideally located close to excellent amenities, schools, and superb transport links, including easy access to the City Bypass, the property is presented in true walk-in condition and finished to a high specification throughout.

The ground floor features a bright open-plan lounge and dining area with French doors leading to the landscaped south-facing rear garden, creating an ideal space for relaxation and entertaining. A stylish modern kitchen with integrated appliances and a convenient downstairs WC complete the lower level. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a contemporary family bathroom with a shower over the bath.

Externally, the home boasts a beautifully landscaped rear garden with patio area, perfect for al fresco dining, alongside a spacious private driveway providing parking for multiple vehicles. With gas central heating, double glazing, and modern finishes throughout, this is an immaculate home ideal for first-time buyers, families, or downsizers alike.

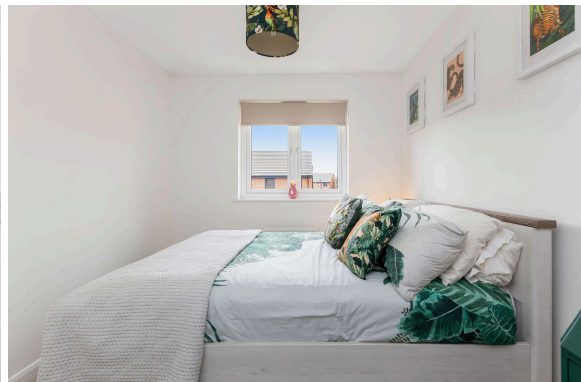
- Beautifully presented three-bedroom semi – detached villa in walk-in condition
- Situated within a peaceful, modern cul-de-sac development
- Excellent location close to local amenities, reputable schools, and green spaces
- Welcoming entrance hallway with practical downstairs WC
- Spacious lounge and dining area with direct access to the rear garden
- Stylish modern fitted kitchen with integrated appliances and excellent storage
- Principal bedroom with fitted wardrobes
- Two further well-proportioned bedrooms, ideal for family, guests, or a home office
- Contemporary family bathroom with modern three-piece suite and shower over bath
- Spacious private driveway
- Landscaped rear garden
- Gas central heating and double glazing for energy efficiency and year-round comfort

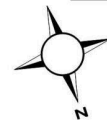
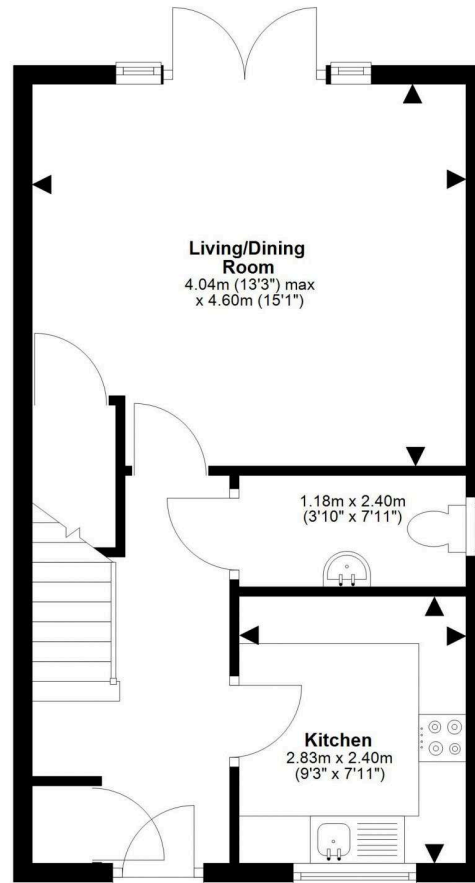
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



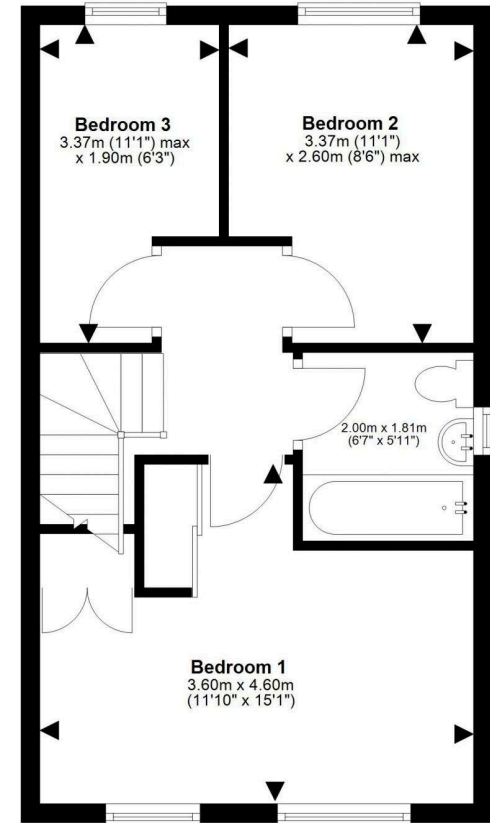
All integrated kitchen appliances will be included in the sale of the property, along with all window covering. EPC: C. CT: E. Factoring: Ross & Liddell: Approx. £38 per 6 months.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





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.