



154/1 Gilmerton Dykes Road, Edinburgh, EH17 8PE



## Welcome

Welcome to Gilmerton Dykes Road, this well-proportioned one-bedroom ground floor apartment is set within a modern, factored residential development in the popular Gilmerton area of Edinburgh. Offering a comfortable and low-maintenance lifestyle, the property is ideal for first-time buyers, professionals, or investors. Externally, residents enjoy access to well-maintained communal gardens, providing a pleasant outdoor space. The property also benefits from private residents' parking, with additional on-street parking readily available for visitors. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Rear facing living room
- Fully fitted kitchen
- Double bedroom rear facing
- Bathroom comprising WC, wash hand basin and bath with shower over
- Electric heating
- Double Glazing
- Residents parking with further on street parking available
- Secure entry system





## Gilmerton

Gilmerton is a well-established residential area lying to the south of Edinburgh City centre, offering a balance of suburban comfort and convenient access to the city centre. Known for its strong sense of community, the area features a mix of traditional homes and modern developments, making it appealing to a wide range of residents. Local amenities are plentiful, with shops, schools, and leisure facilities all within easy reach, while nearby green spaces provide opportunities for outdoor activities. Gilmerton is also well connected by public transport and road links, with the city bypass being close by allowing for straight forward travel into central Edinburgh and beyond.

## Agents Note

The development is factored by Trinity with an approximate monthly fee of £80.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

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Property Hub:

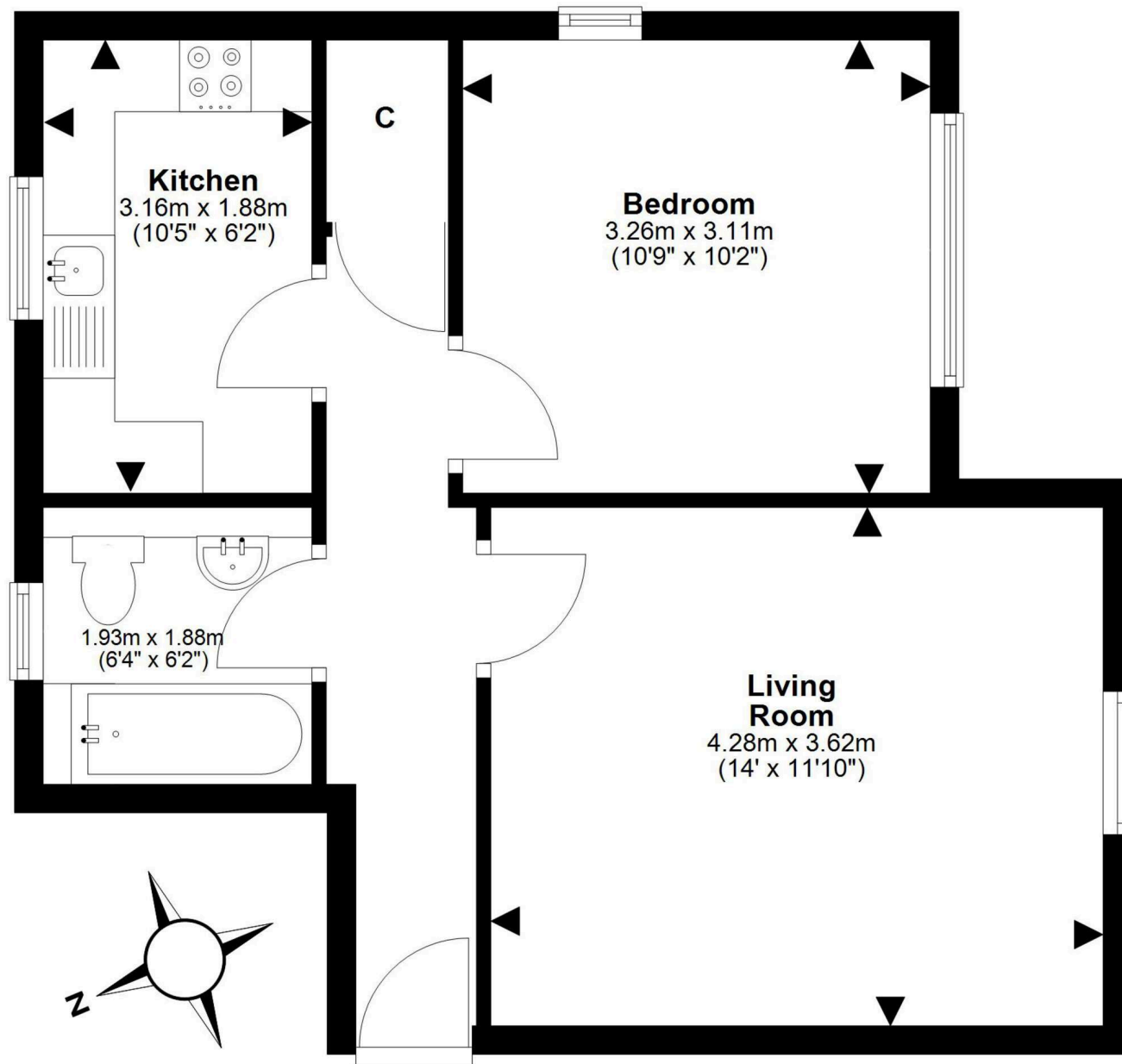
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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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.



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.