

83 Candlemaker's Park

Gilmerton, Edinburgh, EH17 8TN



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Peaceful cul-de-sac

Welcome to a large four-bedroom detached bungalow with an enviable location in popular Gilmerton, offering families lots of space inside and out, as well as easy access to the surrounding countryside while remaining just a short 20 minutes' drive from Edinburgh city centre.

A large four-bedroom detached bungalow

Nestled at the end of a cul-de-sac beside the Drum Estate, this four-bedroom detached bungalow boasts a peaceful setting in sought-after Gilmerton. It further benefits from wonderfully spacious, light-filled rooms that are finished to high standards throughout, complete with attractive interior design and premium fixtures. The family home enjoys a sizeable living area, as well as an expansive dining kitchen (with upgrades added in 2018) which is designed to bring everyone together. It also has a conservatory, a high-end bathroom (newly installed in 2018), and a convenient WC. Private parking for two cars adds to its strong desirability, along with a wealth of garden space that is carefully landscaped. In short, this family home is an exceptional property.

General Features

- A large detached bungalow in sought-after Gilmerton
- Peaceful cul-de-sac setting beside the Drum Estate
- Attractive interior design and high-quality finishings

Accommodation Features

- Welcoming hall with built-in storage and a WC
- Spacious living room with southwest-facing aspect
- Expansive dining kitchen with an on-trend design
- Three airy double bedrooms (one with a wardrobe)
- One versatile study/single bedroom/home office
- Contemporary bathroom with rainfall showerhead
- Gas central heating and double-glazed windows

Exterior Features

- Full permission for a single-storey rear extension
- Private front driveway accommodating two cars
- Professionally landscaped front and rear gardens



A cheerful introduction



to a magnificent
family home

Entering the home, you are greeted with a cheerful welcome thanks to a broad hall with bright décor and a wood-toned floor. It offers a convenient WC and built-in storage, as well as practical space for freestanding furniture.





Generous living

accommodation with
effortless style

The living room continues the hall's wood-style floor, pairing it with light blue décor and white detailing. It is a sophisticated combination that is effortless and homely. The generous footprint, spanning almost 206 square feet, accommodates an excellent choice of comfy furnishings, while southwest-facing windows capture a flood of warm sunlight, inviting you to sit back in comfort.





Extending from the kitchen, there is also a charming conservatory, providing a relaxed setting for soaking up the garden ambience whatever the weather – perfect for unwinding with family or friends after a delicious meal together.

A charming conservatory



Heart of the home

made for lively dinner parties



Just under 277 square feet, the dining kitchen has more than enough room to host a large table and chairs, in addition to its well-appointed cabinet storage. It forms the sociable heart of the home, enjoying an on-trend aesthetic with the white cabinetry complemented by matching (metro-style) splashbacks and stone-effect worktops. Under-unit lighting and an engineered oak floor add to its appeal, along with a gas range cooker and integrated dishwasher.



Four bedrooms

providing families with flexible space



The four bedrooms all enjoy distinct styling, along with wood-toned floors that ensure ease of maintenance. They are comprised of three spacious doubles (one accompanied by a built-in wardrobe) and a versatile single/study for working from home. These attractive rooms provide families with the space and flexibility to accommodate life's changing needs, allowing them to adapt to your requirements.



“...distinct styling, along with
wood-toned floors...”



A stylish bathroom



and separate WC

In addition to the WC, the property boasts a contemporary bathroom finished with premium tiles and white décor. It has a high-quality three-piece suite too, which includes a hidden-cistern toilet, a storage-set washbasin, an illuminated mirror, a towel radiator, and a P-shaped bath with a handheld and overhead rainfall shower.

Year-round comfort is assured thanks to gas central heating (including vertical radiators) and double-glazed windows.

Live planning consent – Ref 24/02279/FUL, valid to May 2027: full permission for a ~ 5.0 × 3.5 m single-storey rear extension (open-plan kitchen /dining/living plus a separate utility). <https://citydev-portal.edinburgh.gov.uk/>

Expansive gardens

offering space, sun, and
privacy



Externally, the home has a private driveway for two cars and carefully maintained gardens to the front and rear that are professionally landscaped. Both gardens incorporate generous swathes of lawn, as well as mature plants and trees for a scenic ambience. In addition, the expansive rear garden is fully enclosed by a high fence and traditional wall, backed by a dense treeline which increases its serenity and outstanding privacy. A large sheltered deck for summer dining completes the picture.



Property Name

83 Candlemaker's Park

Location

Gilmerton, EH17 8TN

Approximate total area:

128.5 sq. metres (1383.2 sq. feet)

● Ground Floor

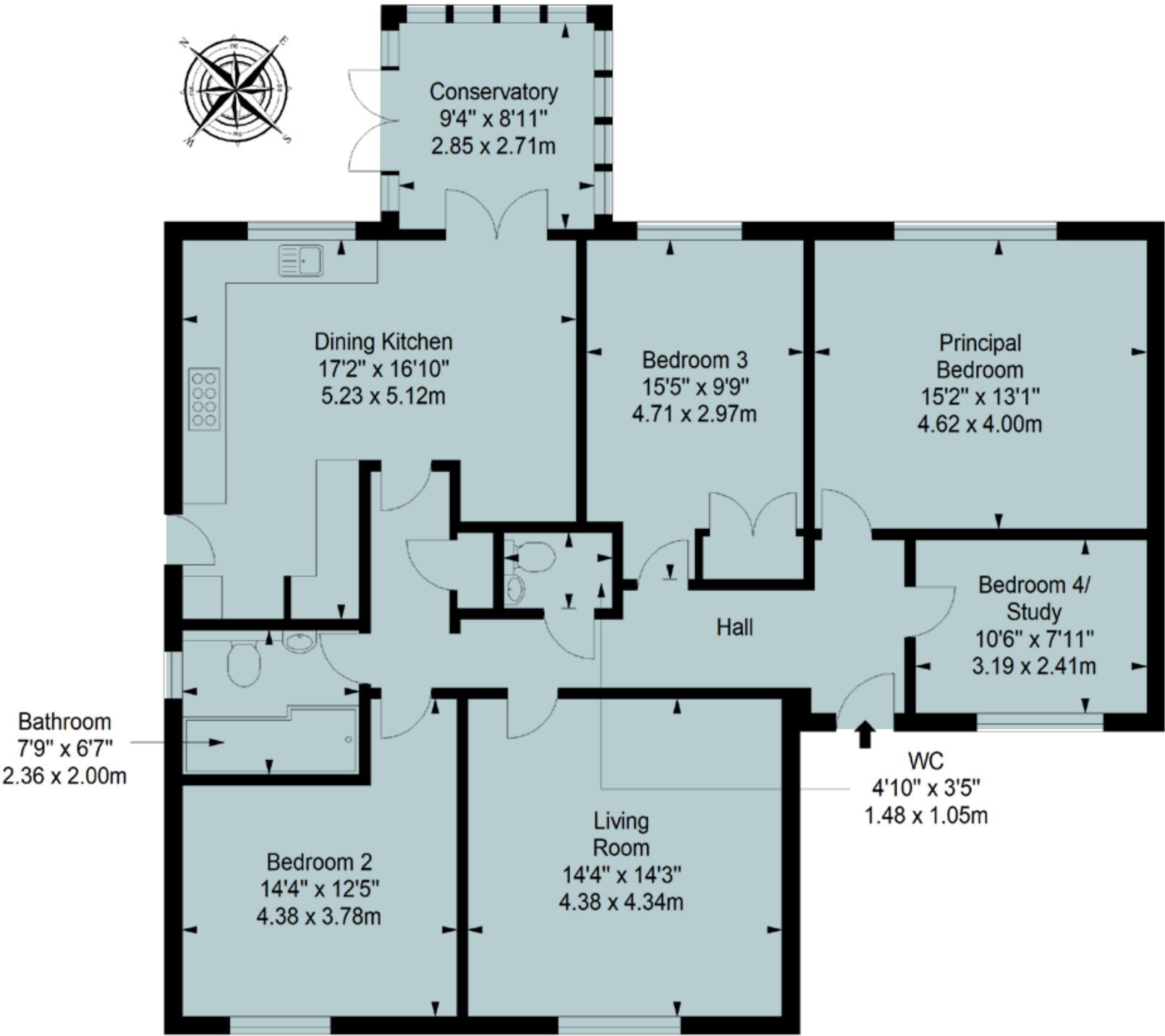
EPC Value - C

Council Tax Band -F

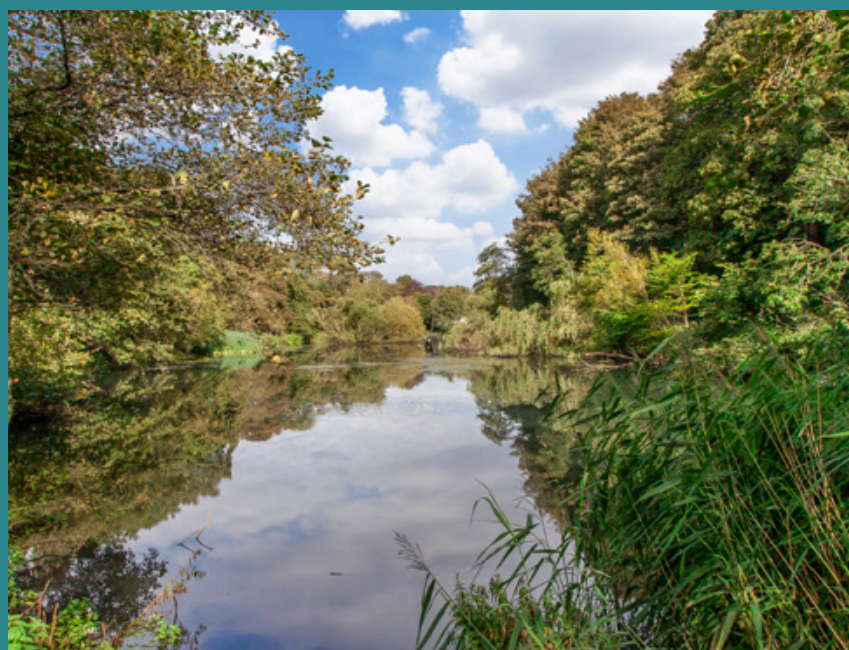
Home Report Value - £415,000

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, and an integrated dishwasher, to be included in the sale.

Factor: There is a yearly fee for gardening/maintenance of Candlemakers Park communal green spaces at an approximate annual charge of £80.



Gilmerton has easy access to the A720 Edinburgh City Bypass, which connects with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.



Gilmerton

A popular city suburb located approximately 4 miles
from the city centre

Let us help you find your next
dream property!



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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.