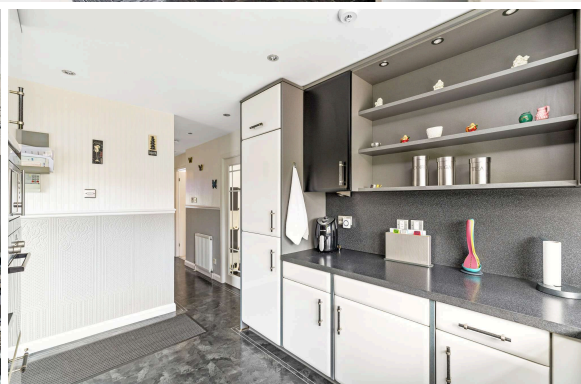




38 Candlemaker's Park
GILMERTON | EDINBURGH | EH17 8TH



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Beautifully presented two-bedroom, two reception room detached bungalow located in the popular Gilmerton area of Edinburgh with excellent local amenities and transport links.

The house is tastefully decorated throughout and benefits from gas central heating, double glazing and sizeable yet easily maintainable gardens to the front and rear, large driveway and double garage. The property comprises a welcoming kitchen that is fully fitted and currently comprises a fridge/freezer, dishwasher, washing machine, gas hob, oven, fan and built in microwave, there is a sizeable living room with a large window that lets in an abundance of natural light, two bedrooms, one with built in storage, a sunroom with access out to the rear garden and completing the accommodation is the shower room with walk in shower and a heated towel rail.

The front and rear gardens include a large decking, flower beds, an outdoor tap, a large driveway and a versatile double garage with power. This superb property located in an excellent, sought-after location will appeal to a range of buyers and early viewing is highly recommended.

- Beautifully presented two-bedroom bungalow
- Private gardens and driveway
- Versatile double garage
- Bright living room
- Modern fully fitted kitchen
- Two well-proportioned bedrooms
- Stylish shower room
- Further sunroom and partially floored attic
- Gas central heating and double glazing

Council Tax D Energy Rating D

Annual residents association payment of £75.

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



All kitchen appliances, curtains, and blinds will be included in the sale, Furniture may also be included under separate negotiation.

The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of 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, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.



