










Fixed Price

**£295,000**

## 23 Carter Drive

Gilmerton | Edinburgh | EH17 8GR

A fantastic opportunity has arisen to acquire this impressive three bedroom semi-detached villa, forming part of an attractive modern development within the ever-popular Gilmerton district of the City. Close to excellent amenities and transport links, the property will appeal to a variety of buyers including professionals and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Unallocated residents parking
-  EPC Band - B
-  Council Tax Band - E



## Description

Internally, the property is presented in an immaculate condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge with a triple-aspect and French doors leading to the garden, modern fully-fitted kitchen/diner with a range of integrated white goods, French doors and a feature paneled wall while being styled with light units and a grey worktop, partially-tiled W/C, landing with access to the attic space, principal double bedroom with integrated wardrobes, a dual-aspect outlook and room for freestanding furniture, partially-tiled ensuite shower room with a single cubicle, second generous double bedroom with space for different configurations, third single bedroom currently used as a home office/study, and a partially-tiled bathroom suite.

Further benefits include a security intruder alarm system (currently deactivated), gas central heating and double glazing throughout.

Factor fees are payable of approximately £75 per quarter.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private gardens can be found to both the front and rear for residents to enjoy. The front is laid to lawn while the rear is split over three levels with a lawn and two separate patio areas. For the car owner, there is unallocated residents parking near the front entrance as well as free on-street parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





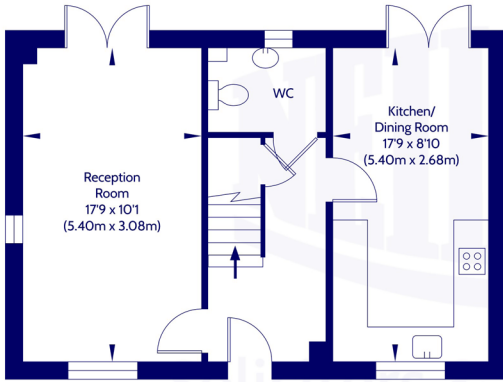
## Location

Carter Drive is quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close at hand offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.

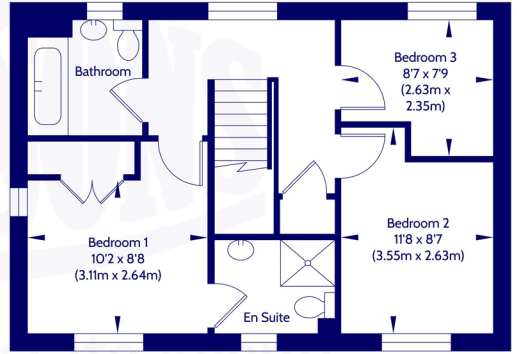




Approx. Gross Internal Floor Area 86 Sq M / 934 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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