



DESCRIPTION

From the moment you step inside, this beautifully presented two-bedroom mid-terraced home offers a wonderful combination of contemporary style, comfort and practicality. Situated within the popular Gilmerton Heights development, the property has been thoughtfully designed to maximise space and light, creating an ideal home for first-time buyers, professionals or those looking to downsize without compromise.

The welcoming entrance leads directly into the bright and spacious living room, a comfortable space perfect for relaxing after a busy day or entertaining family and friends. Clever under-stair storage provides valuable additional space while maintaining the room's clean and uncluttered feel.

To the rear of the property, the modern fitted kitchen offers a stylish and functional layout with ample worktop and storage space, making everyday cooking both practical and enjoyable. With room for dining and direct access to the rear garden, this space is perfectly suited to modern living. A convenient ground floor WC completes the accommodation on this level.

Upstairs, there are two generous double bedrooms, both offering excellent proportions and flexibility for a variety of lifestyles. Whether used as comfortable bedrooms, a home office or guest accommodation, each room provides a bright and relaxing environment. The contemporary family bathroom features a shower over the bath, creating a stylish and practical space for everyday use.

Outside, the property benefits from private outdoor space, ideal for enjoying the warmer months, whether relaxing with a morning coffee or entertaining friends and family. Located within the sought-after Gilmerton Heights development, the home enjoys a modern neighbourhood setting with excellent local amenities, transport links and easy access to Edinburgh city centre.

Offering stylish interiors, well-balanced accommodation and an excellent location, this fantastic home presents a wonderful opportunity to enjoy modern living in one of Gilmerton's most desirable new developments.

Key Features

- Beautifully presented two-bedroom mid-terraced home
- Located within the popular Gilmerton Heights development
- Bright and spacious living room
- Useful under-stair storage
- Modern fitted kitchen with dining space
- Convenient ground floor WC
- Two generous double bedrooms
- Contemporary family bathroom with shower over bath
- Private rear garden
- Excellent local amenities and transport links
- Ideal first home, investment or downsizing opportunity



LOCATION

Gilmerton is situated less than five miles south west of Edinburgh City Centre. Its a high amenity suburb with a selection of local shops nearby as well as Cameron Toll and Straiton shopping centre's a short drive away offering a number of well known high street stores as well as large supermarket's and convenient petrol stations. There is a good selection of local schooling as well as easy access to Edinburgh's private schools and Edinburgh University. The Royal Infirmary is also just over a mile away and there are a number of convenient bus services into the city centre and surrounding districts. For those looking to commute out of Edinburgh, the city bypass is within easy reach, connecting with the A1, A68, A7, Edinburgh Airport and the M8 and M9 Motorway Network.

