

COULTERS[©]



56 EAST KILNGATE PLACE

GILMERTON, EDINBURGH, EH17 8UR

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and full of personality, this stylish two-bedroom terraced home offers bright, contemporary accommodation over two levels with the added benefit of a private rear garden and allocated parking.

The welcoming sitting room enjoys direct access to the garden through French doors, creating an excellent space for everyday living and entertaining, while the modern kitchen is complemented by a pantry and a separate cupboard with space for both a washing machine and tumble dryer.

Upstairs, there are two comfortable double bedrooms and a sleek, contemporary shower room. Quietly positioned within a residential development, this attractive home is ideal for first-time buyers, professionals or those looking to downsize.



KEY FEATURES



Well-presented terraced house.



Two double bedrooms & contemporary shower room.



Private garden to rear.



Allocated parking space.



Elevated position with views over Edinburgh.



Excellent transport links and easy access to the City Bypass.



EPC Rating - C



Council Tax Band - D





The private rear garden is filled with a beautiful array of plants and there is also a sunny patio and large garden shed. A store cupboard by the front door offers handy additional storage space and the allocated parking space is also conveniently positioned to the front.

The property is fitted with gas central heating and double glazing.



THE LOCAL AREA

East Kilngate Place is situated in the predominantly residential area of Gilmerton, to the south-east of Edinburgh city centre. The area is well served by an excellent range of local amenities including supermarkets, cafés, and everyday shopping, while nearby Cameron Toll Shopping Centre offers a wider selection of retail outlets. There are lovely green spaces close by, including Drum Park and Liberton Golf Club, with the Pentland Hills and Straiton Retail Park both within easy reach. Excellent public transport links provide quick access to the city centre, and the City Bypass is nearby, offering convenient connections to Edinburgh Airport, the motorway network and beyond.

EXTRAS

All blinds, curtains, fitted flooring, light fittings and integrated kitchen appliances are included in the sale price. The shelves in the sitting room and bathroom will be removed prior to sale. The garden shed will be removed prior to sale.

HOME REPORT VALUATION: £195,000



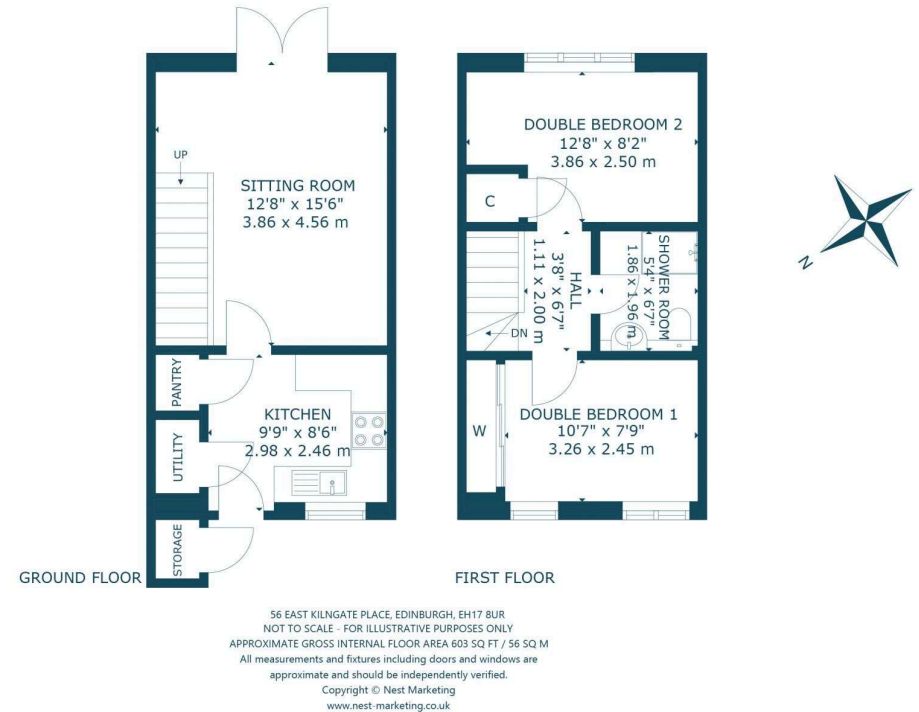
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.