



38 Kilngate Brae  
Gilmerton, EH17 8UU

**deans**   
Solicitors & Estate Agents LLP



## MID TERRACED HOUSE

- Living Room
- Kitchen
- Conservatory
- W.C.
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Allocated Space in Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



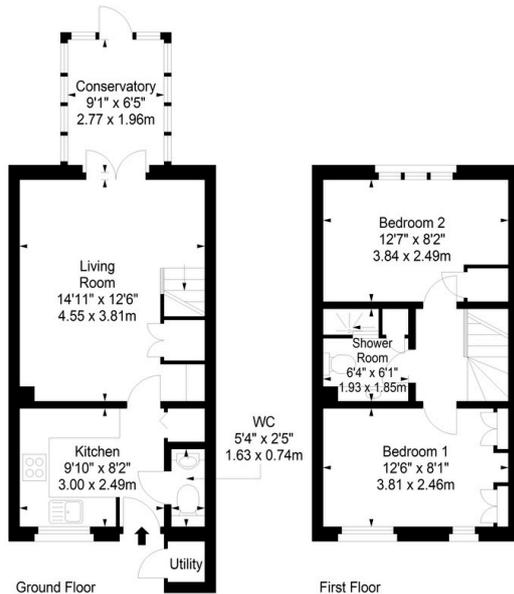
Nestled in a quiet and friendly cul-de-sac in the popular Gilmerton area, this well-presented mid terraced house, offers an ideal setting for family living. The property is close to a wide range of local amenities with a wider selection of shops available at Cameron Toll Shopping Centre. The property has fantastic public transport links and has easy access to the city bypass. The accommodation comprises; a welcoming entrance hallway, bright living room with featured fireplace, modern fitted kitchen, separate W.C., conservatory, two bedrooms and a shower room. Externally, there are well-maintained private gardens to the front and rear of the property with an allocated space in a residents' carpark. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and dishwasher. All appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
659 Sq Ft - 61.22 Sq M  
(Including Utility)  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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