



535 Gilmerton Road
Gilmerton, Edinburgh
EH17 7JB



3



2



1

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

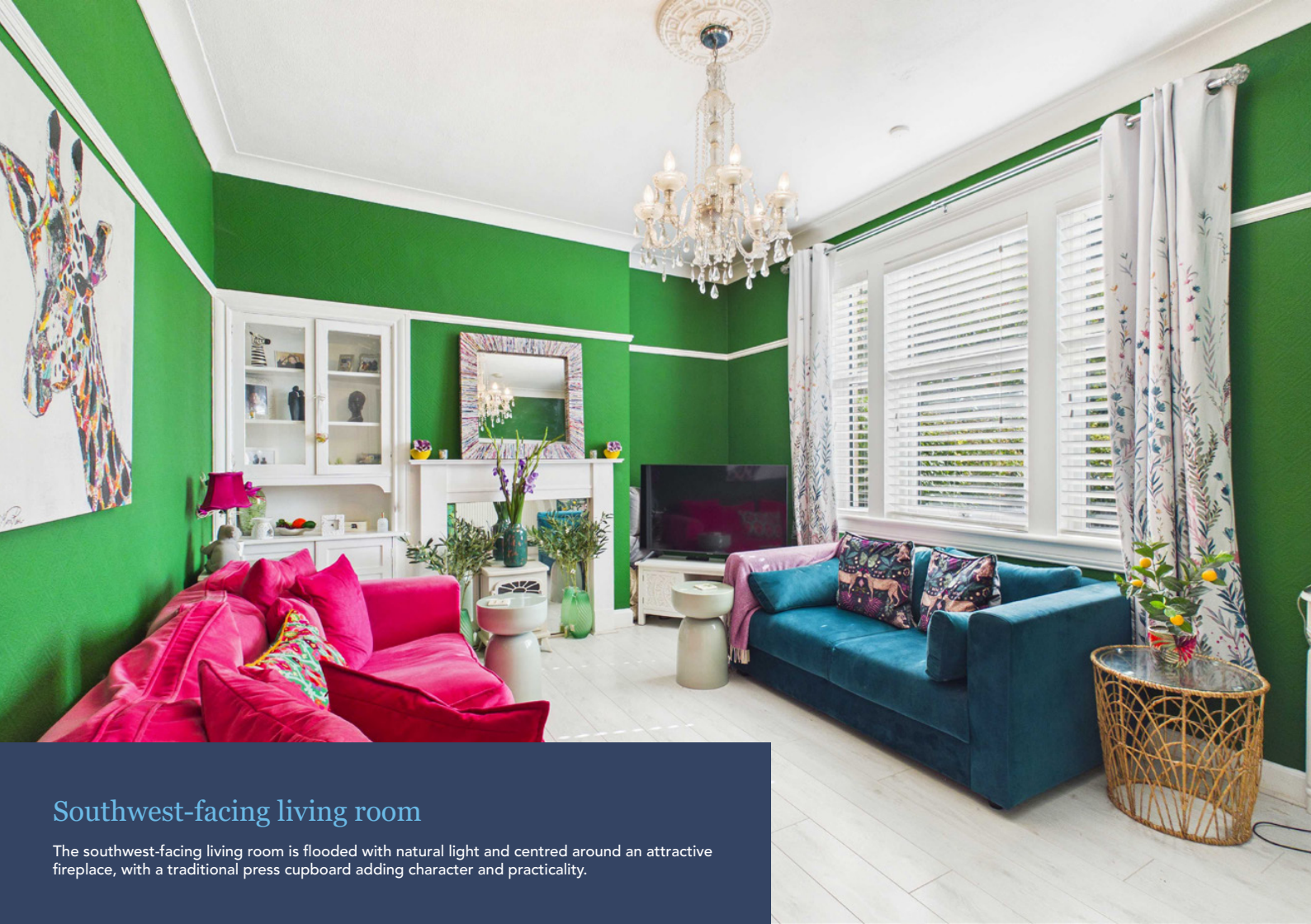
Introducing this beautifully presented three-bedroom semi-detached bungalow, enjoying a highly convenient position in Gilmerton, close to shops, well-regarded schools, parks, playgrounds, and excellent bus and road links into Edinburgh city centre. Stylishly modernised throughout, the home boasts attractive contemporary interiors, luxury vinyl flooring, generous living space, and beautifully maintained private gardens. A gated private driveway further enhances the property's appeal, making it an excellent choice for families, professionals, or downsizers seeking flexible single-level living.

A welcoming entrance vestibule opens into a central hallway, introducing the home's bright and tastefully finished interiors.



Features

- Semi-detached bungalow in Gilmerton
- Attractive modern styling throughout
- Entrance vestibule and hallway
- Southwest-facing living room with fireplace and press cupboard
- Triple-aspect sunroom with garden access
- Stylish modern galley-style kitchen with fitted units and modern appliances
- Sunny bay-windowed main bedroom with fireplace and press
- Two further double bedrooms, one used as a dining room
- Modern bathroom with rainfall overhead shower and towel warmer
- Thriving private gardens with seating spaces, a lawn and a drying area
- Private gated driveway
- Gas central heating and double glazing



Southwest-facing living room

The southwest-facing living room is flooded with natural light and centred around an attractive fireplace, with a traditional press cupboard adding character and practicality.



To the rear, a delightful triple-aspect sunroom enjoys lovely views over the garden

and direct outdoor access, creating a wonderful additional living space for relaxing or entertaining throughout the year. It also comes with frosted window film for added privacy.

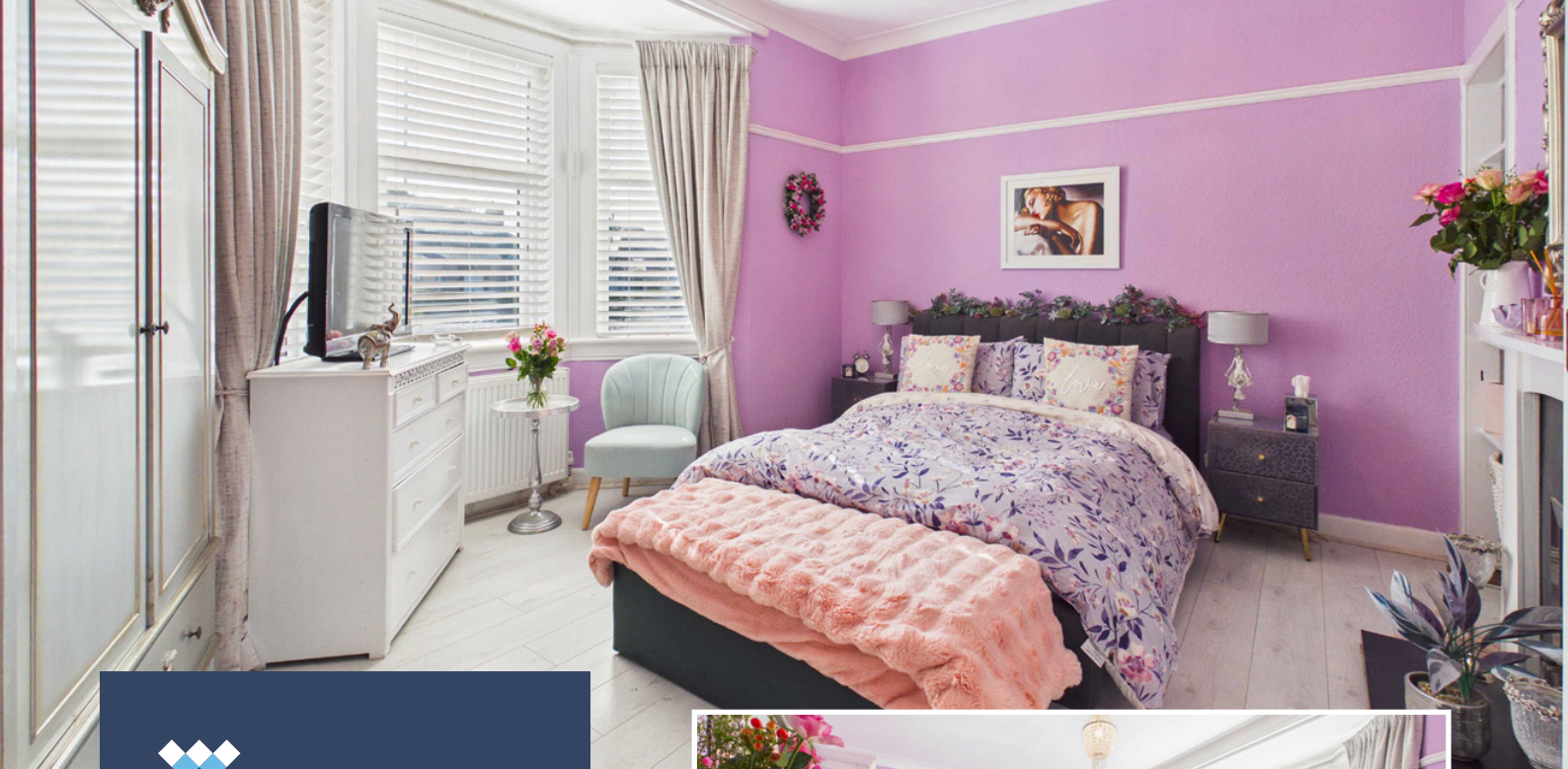


Modern galley-style kitchen

The stylish galley kitchen is beautifully appointed with striking deep purple cabinetry, quality worktops, contemporary integrated appliances (including an induction hob, extractor fan, microwave and oven) and practical downlighters, combining bold design with everyday functionality.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.





Sunny bay-windowed main bedroom

The principal bedroom enjoys a sunny bay window, an attractive fireplace, and a traditional press cupboard.







“Plus, two further spacious double bedrooms provide excellent flexibility, with one currently arranged as a dining room.”



Modern bathroom with rainfall overhead shower

The accommodation includes a contemporary bathroom, finished with a rainfall shower, vanity storage, a heated towel rail, and quality modern fittings.

Gas central heating and double glazing ensure year-round comfort and efficiency.





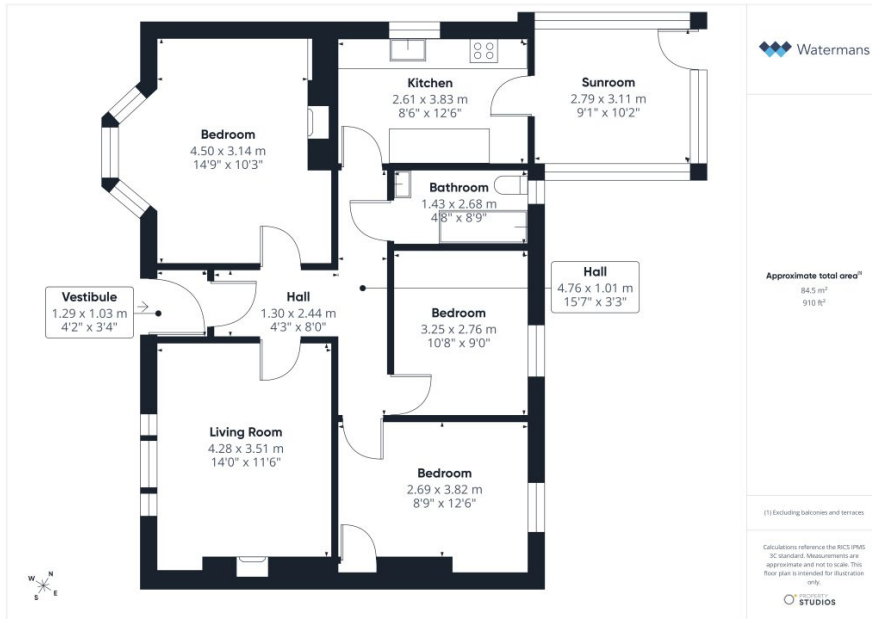
Thriving private gardens with seating spaces ,a lawn and a drying area

Outside, thriving private gardens extend to both the front and rear, offering an attractive blend of lawn, mature planting, established trees, drying space, and multiple seating areas to enjoy the sun throughout the day.

A gated private driveway provides secure off-street parking, completing this impressive and versatile home.



Floorplan



EPC Rating - D | Council tax band - E | Home report Value - £350,000

Extras: All fitted floor and window coverings, light fittings(excluding the chandeliers in the living room, second bedroom and kitchen) and integrated appliances are included in the sale, whilst select other items are available via separate negotiation.



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

espc
rightmove



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.