



CLANCYS

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# 23 Kilngate Brae,

Edinburgh, EH17 8UU



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C



FREEHOLD

## Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom end terraced house, nestled in a quiet cul-de-sac in the popular Gilmerton area, this well-presented house, offers an ideal setting for family living. The accommodation briefly comprises a welcoming entrance hall with under floor heating and WC off, a bright and spacious lounge, fitted kitchen, two good sized light and airy bedrooms, a contemporary bathroom and has a useful conservatory. The property further benefits from gas central heating, double glazing, burglar alarm, private gardens to the front and rear and driveway to the front. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended.

## Location

Gilmerton is a long-established and sought after residential area which lies approximately 4 miles to the South of the city centre and offers an excellent range of local amenities. Once a mining village, the thriving community is now well served by independent shops with further shopping facilities available at nearby Cameron Toll Shopping Centre, Fort Kinnaird and Straiton Retail Park. With excellent public transport links into the city centre and other areas of Edinburgh, Gilmerton is ideally positioned to enjoy the wealth of leisure facilities and cultural attractions offered in and around Edinburgh. There are excellent sport and recreational facilities including nearby Gracemount Leisure Centre, the Commonwealth Swimming Pool and Gym, the Braid and Pentland Hills, and a wide range of golf courses. There are state and independent schooling options, with early years, primary and secondary education close by. The Royal Infirmary is just a five-minute drive away and the property is ideally located for commuters, with quick and easy access to the Edinburgh City Bypass, which connects to the M8/M9 motorway networks, Forth Road Bridge, Edinburgh airport and beyond.

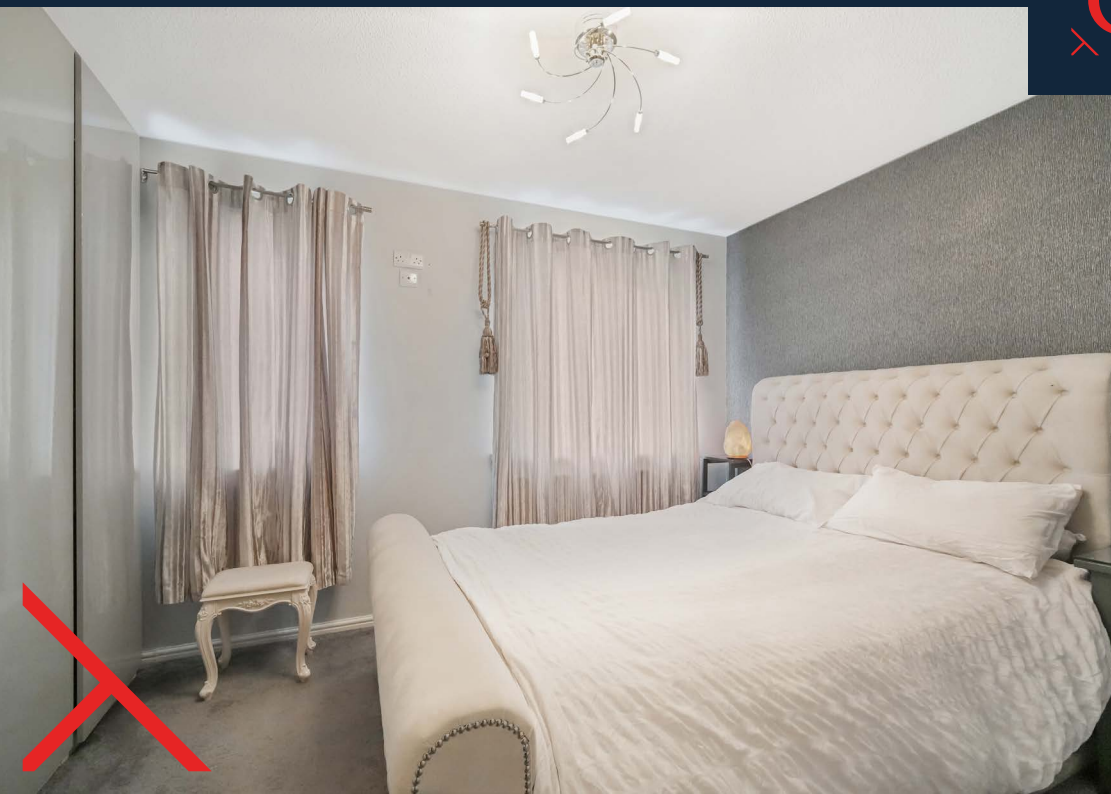
## Extras

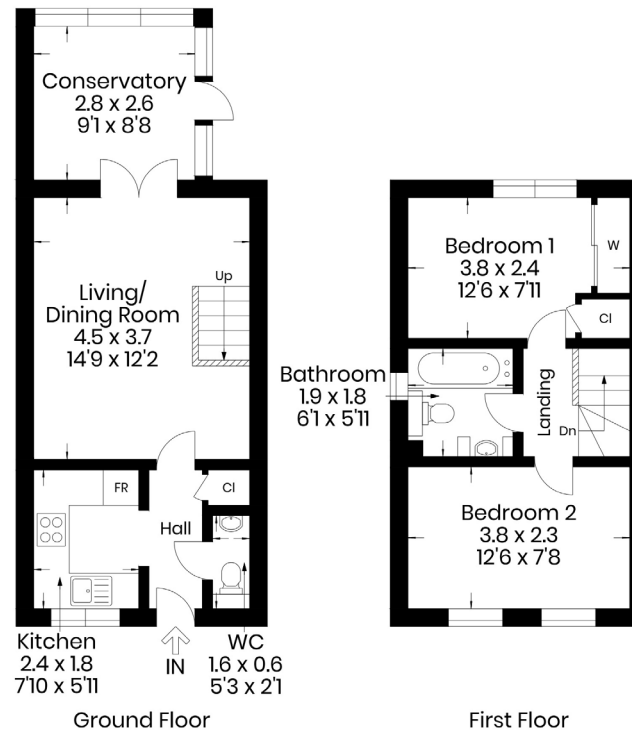
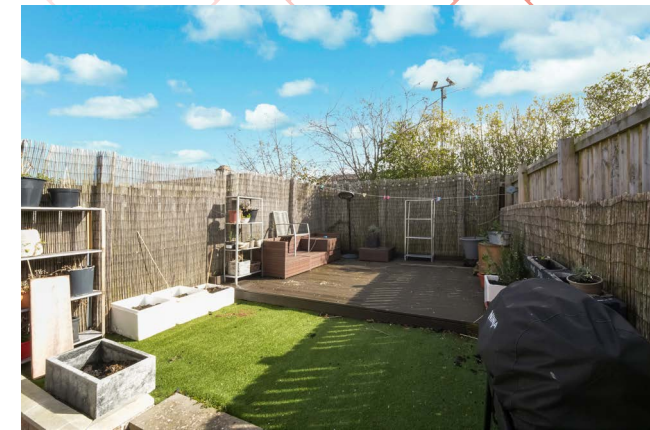
All fitted floor coverings and washing machine. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Entrance hall with WC off
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- On-street parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.