



42 East Kilngate Rigg, EDINBURGH, EH17 8UA





## Welcome

Welcome to East Kilngate Rigg, peacefully set within a popular and established residential area of Gilmerton. This well-presented two-bedroom terraced home offers comfortable, modern living with private gardens to the front and rear, a driveway, and additional on-street parking is available. Ideally suited to first-time buyers, young families, or buy-to-let investors, the property enjoys a quiet setting while remaining close to local amenities, transport links, and schooling. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Front facing living room
- Dining kitchen with direct access to the rear garden, washing machine included
- Two bedrooms
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway with additional access to shared parking bays opposite'







## Gilmerton

East Kilngate Rigg is a sought-after residential area in Gilmerton, lying to the south of Edinburgh city Centre offering a peaceful neighbourhood feel while being conveniently positioned for easy access to the city centre and surrounding areas. Nearby amenities include supermarkets, schools, parks and leisure facilities, with regular bus services and road links providing easy access for commuting.

## Agent's Note

The development is factored by Trinity with an approximate annual fee of £154.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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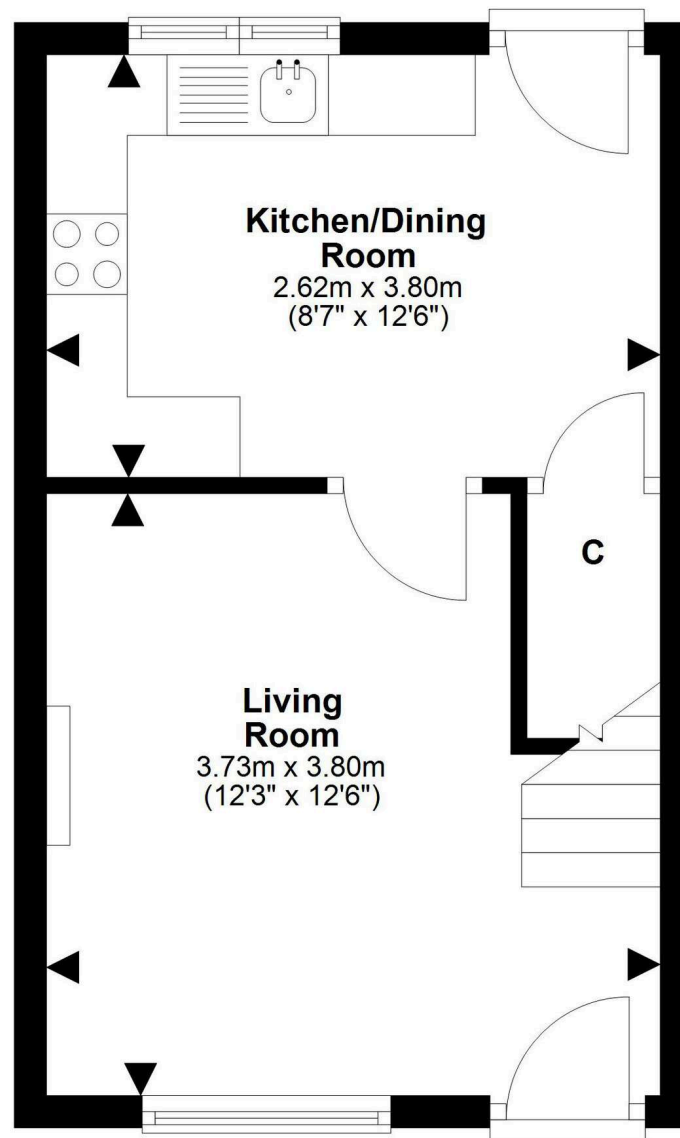
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

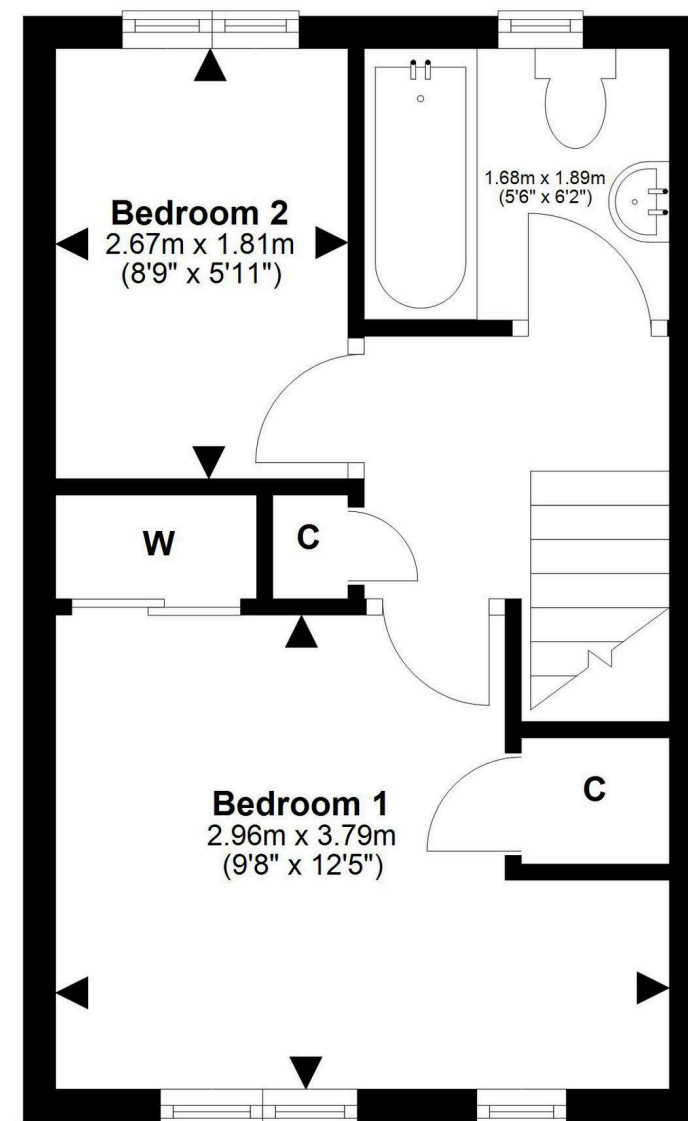
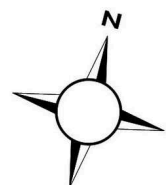


**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.