



120 Candlemaker's Park, Edinburgh, EH17 8TL

*Well-presented two-bedroom detached bungalow with gardens, driveway and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

120 Candlemaker's Park is a well presented and spacious two-bedroom detached bungalow situated on a corner plot with garden grounds surrounding, driveway and garage. The property forms part of an established development in the popular Gilmerton area, with excellent local amenities and schools, and good transport links to the city centre, bypass and further afield.

Entrance hall with storage cupboards; spacious open plan living room / dining room / kitchen leading to the conservatory; modern fitted kitchen with wall and base units and integrated appliances; bright west-facing conservatory with direct access to the enclosed rear garden; two good-sized bedrooms, one with built in wardrobes; and a shower room with three-piece suite.

Step free (wheelchair) access is available, via the conservatory, from the driveway or a side entrance. The living room / dining room / kitchen is also designed for accessibility making the property especially suitable for anyone with limited mobility.

## ACCOMMODATION

Entrance hall. Living room / dining room / kitchen. Two bedrooms. Conservatory. Shower room. Attic.

Gas central heating. Double glazing. Well-maintained garden grounds surround the property. Driveway and detached single car garage with electric light and power. Residents Association with an approx. annual fee of £75.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

## LOCATION

Gilmerton is a popular residential area lying approximately three miles to the southeast of the city centre. Local shops & services cater for everyday needs, including a Morrisons and Aldi, with Cameron Toll Shopping Centre with a range of high street shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including a Marks and Spencer Food Hall only a short drive away. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. The Royal Infirmary of Edinburgh is also within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Gilmerton Primary, St John Vianney RC Primary, Liberton High and Holy Rood RC High School, and the University of Edinburgh's Little France and King's Buildings campuses are within short distance.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

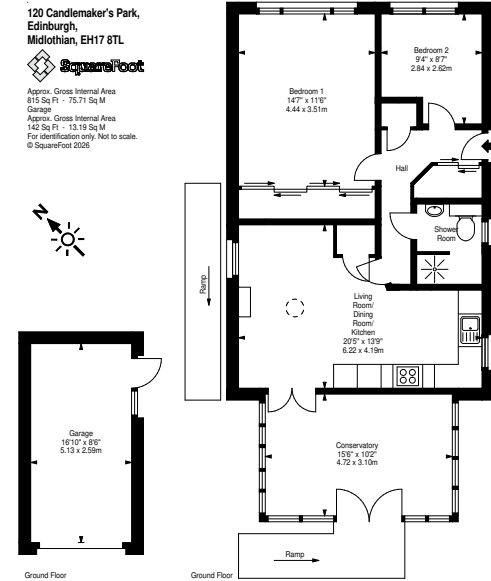
The property has a Council Tax Band **D**  
The property has an Energy Rating Category **C**  
Tenure Freehold



120 Candlemaker's Park,  
Edinburgh,  
Midlothian, EH17 8TL



Approx. Gross Internal Area  
815 Sq Ft - 75.71 Sq M  
Garage  
Approx. Gross Internal Area  
145 Sq Ft - 13.38 Sq M  
For identification only. Not to scale.  
© SquareFoot 2020



- Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
- All measurements are approximate and any plans are for guidance only and are not guaranteed.
- Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
- Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).