



Fulton Edgelaw View  
GILMERTON | EDINBURGH | EH17 8SD

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solicitors & estate agents

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A wonderful semi detached home, where the lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where French doors keep the room light and airy and make outdoor meals a tempting option.

One of the three bedrooms features an en-suite shower, and there is a useful storage cupboard on the landing.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

## PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

