

29 Gilmerton Dykes Drive

GILMERTON, EDINBURGH, EH17 8LD



*SPACIOUS FOUR-BEDROOM
FAMILY HOME*



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Set over three spacious floors, this semi-detached property offers a versatile layout, modern interiors, and excellent outdoor space - perfect for families or those seeking a stylish home close to the heart of Edinburgh.

On the ground floor, the property boasts a bright and airy open-plan kitchen and dining area with plentiful storage and modern finishes, ideal for both family living and entertaining. The well-sized living room features a striking feature wall, adding warmth and character to the space.







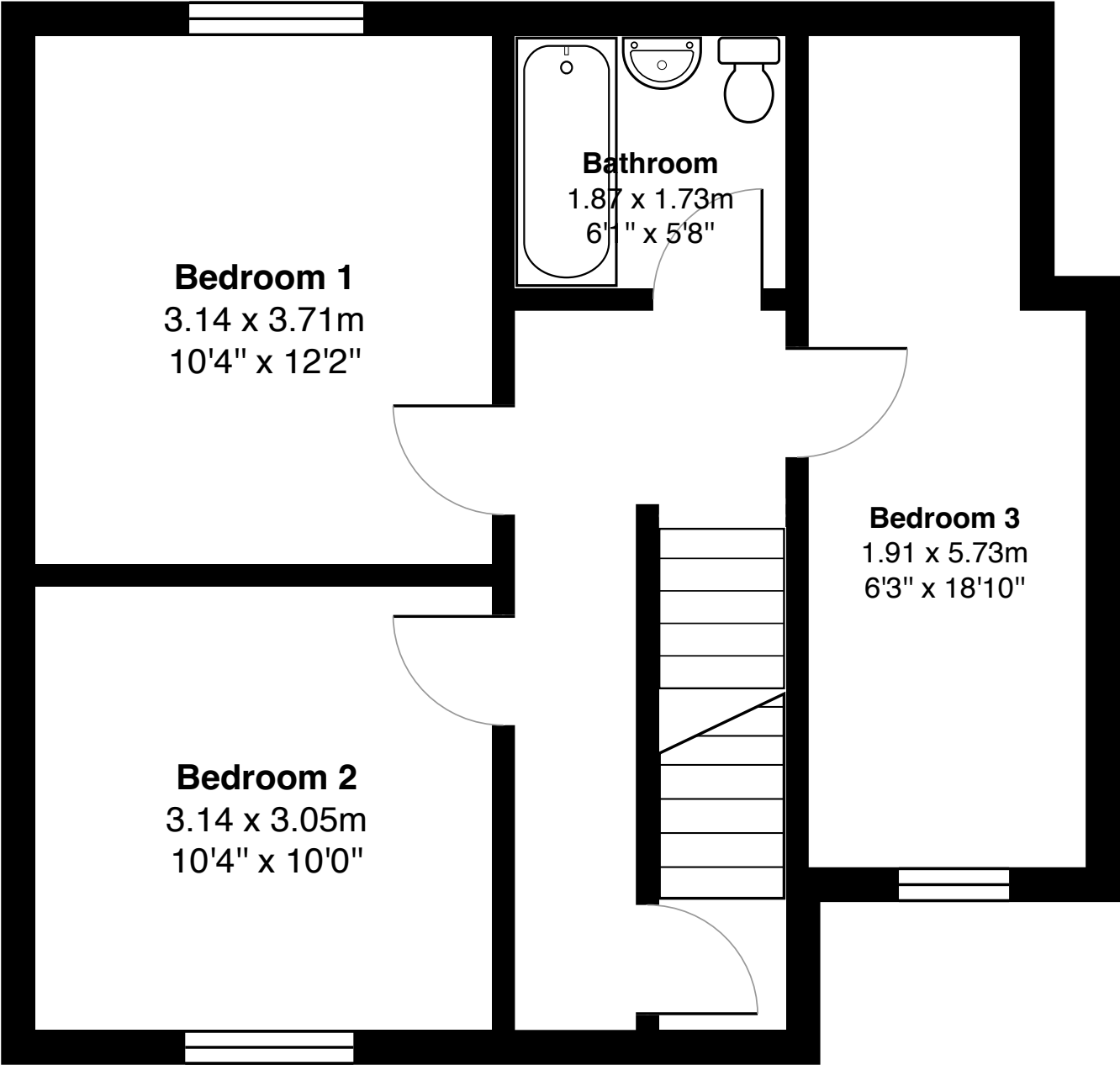
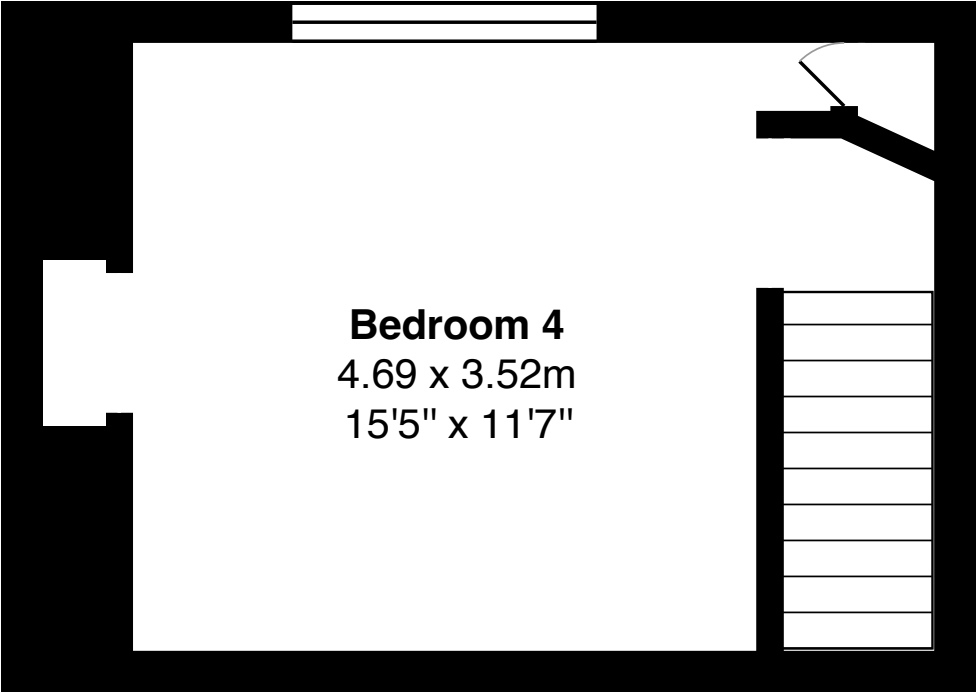
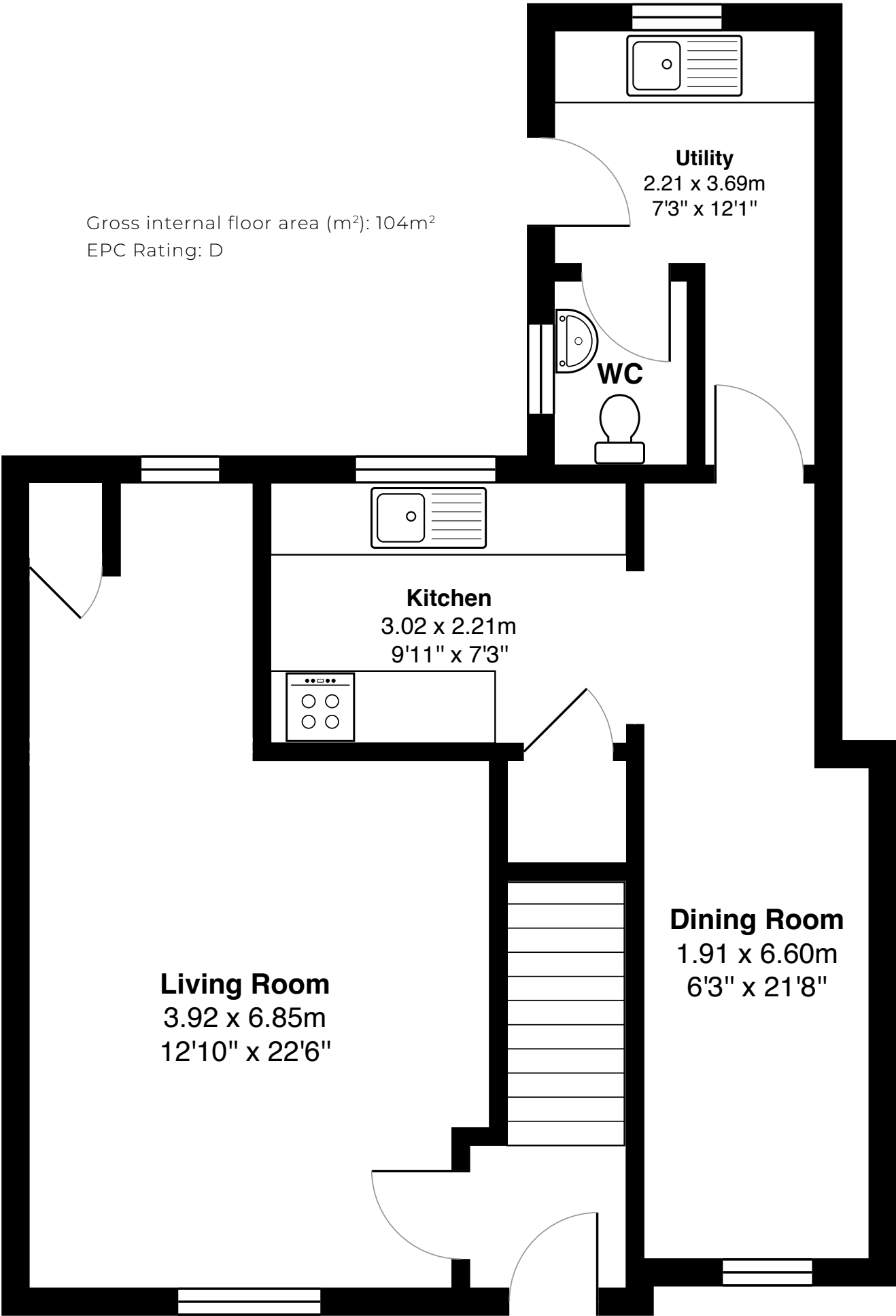


The second-floor hosts three bedrooms, including two generous doubles filled with natural light, and a smaller room ideal as a home office or dressing room. The modern family bathroom is beautifully finished with tiled walls, a contemporary suite, and an integrated bath with shower.





Occupying the top floor is a stunning fourth bedroom, complete with a Velux window offering exceptional views across Edinburgh, including the iconic Castle.





Additional highlights include a utility room that provides direct access to the large rear garden, featuring both lawn and paved areas, perfect for relaxing or entertaining outdoors. To the front, a private driveway adds further convenience.

This is a rare opportunity to secure a stylish and flexible home with enviable views and excellent outdoor space.



The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities. The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead. The city bypass, which is minutes' drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.

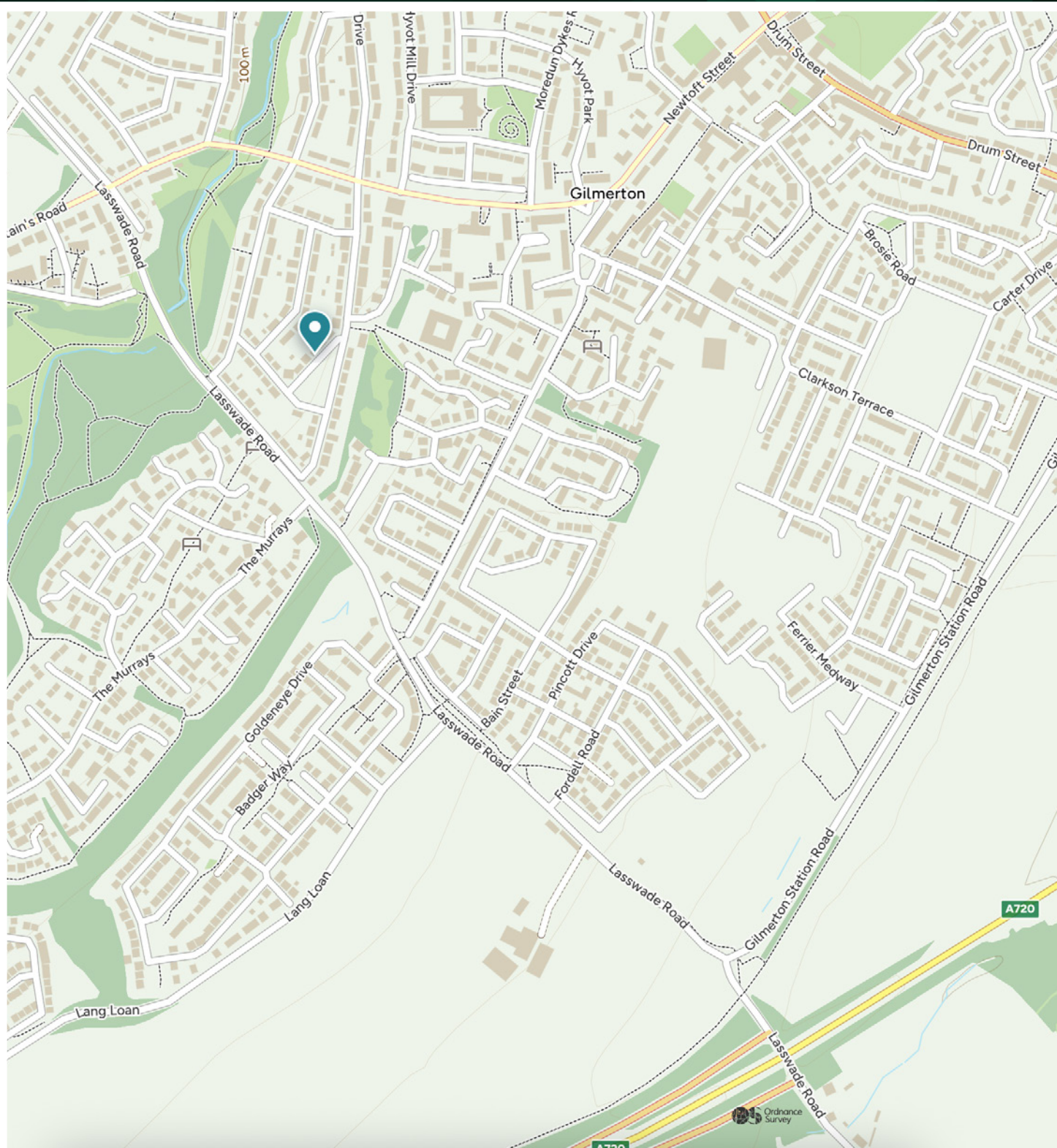


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