

# 22 Kilngate Brae

GILMERTON, EDINBURGH, EH17 8UU



*Three-bedroom semi-detached house that is presented in excellent condition*



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McEwan Fraser is delighted to present this three-bedroom semi-detached house that is presented in excellent condition. The property sits in a quiet residential street and benefits from mature gardens, gas central heating, double glazing and a floored attic room.

# THE LOUNGE



Internal accommodation is focused on a bright and spacious lounge which is naturally bright and finished with wooden flooring. There is plenty of space for a large corner sofa and additional supporting furniture.

# THE KITCHEN



To the rear of the lounge, a door opens into a breakfasting kitchen. There is a good range of base and wall mounted units with ample prep and storage space for the aspiring chef. Gas hob and electric oven are integrated and space is provided for further free standing appliances. There is a fitted breakfast bar alongside the French doors which open onto the rear garden.







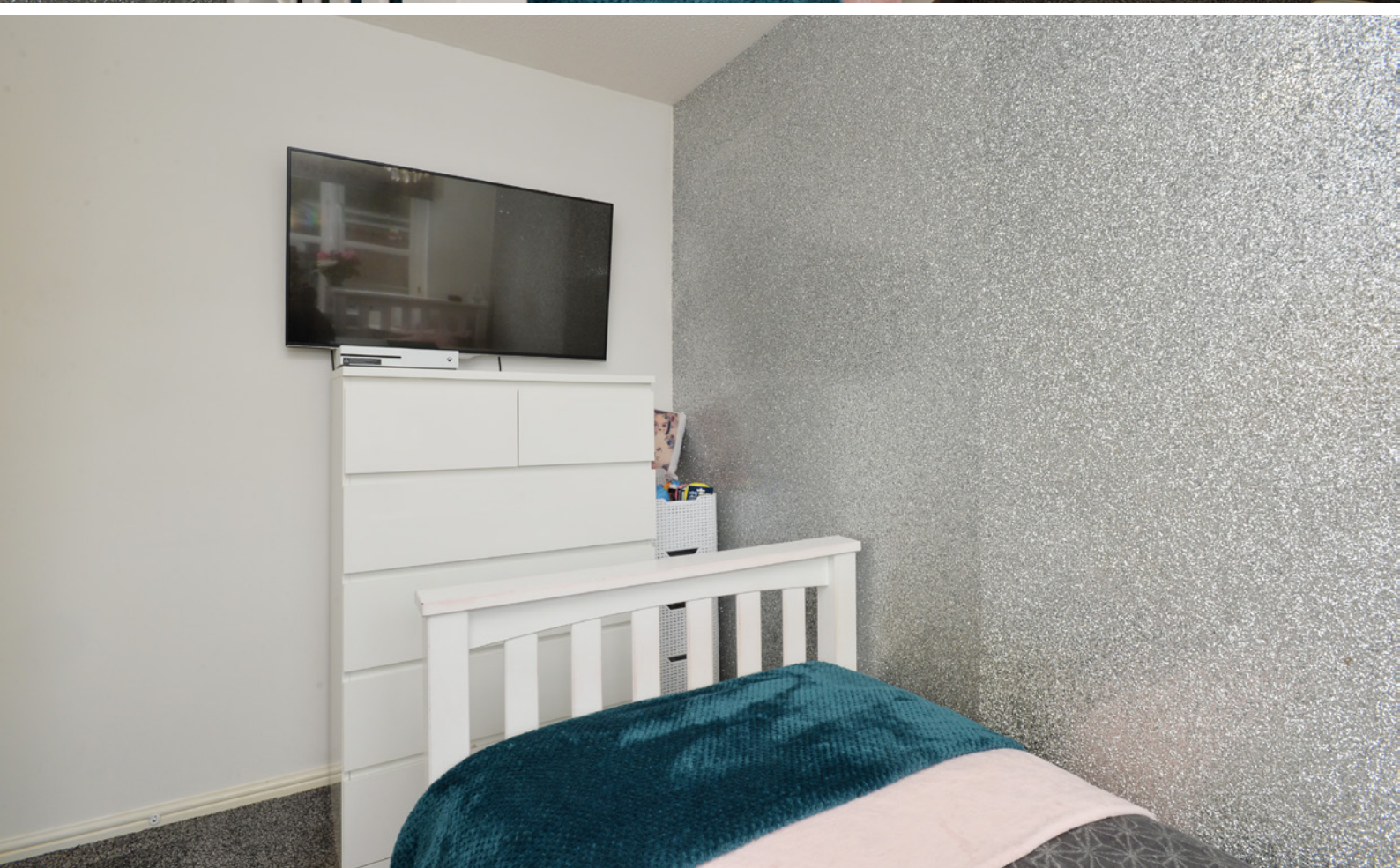
Upstairs, the first-floor accommodation includes three bedrooms and a bathroom. The master runs the full width at the front of the property and is a well-proportioned double with an integrated wardrobe. The second and third bedrooms are both good sized single bedrooms.

## THE MASTER BEDROOM





# BEDROOM 2





# BEDROOM 3



# THE BATHROOM



The bathroom is well finished with partial tiling and includes a three-piece white suite.

The first-floor landing also gives access to a large floored attic space.





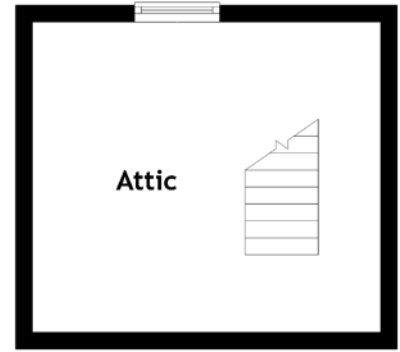
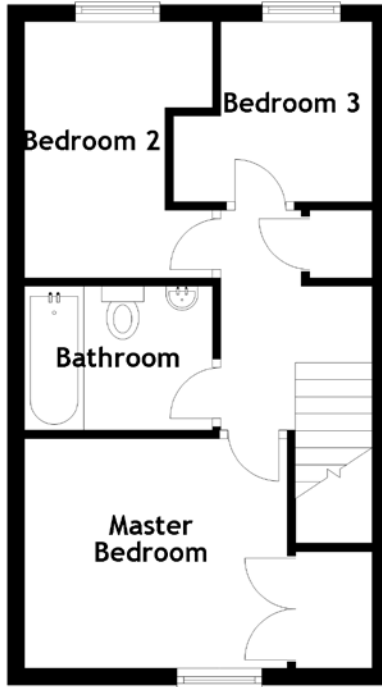
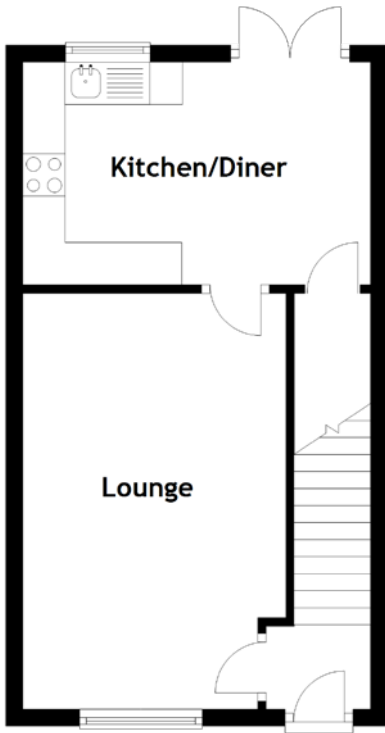
Externally, the property enjoys front and rear gardens largely laid to lawn in keeping with neighbouring properties. The rear garden also includes a large decked area, monobloc patio and shed for additional storage.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.91m (16'1") x 3.10m (10'2")
Kitchen/Diner	4.10m (13'5") x 2.63m (8'8")
Master Bedroom	3.10m (10'2") x 2.71m (8'11")
Bedroom 2	3.03m (9'11") x 2.22m (7'3")

### Bedroom 3

## Bathroom

Attic

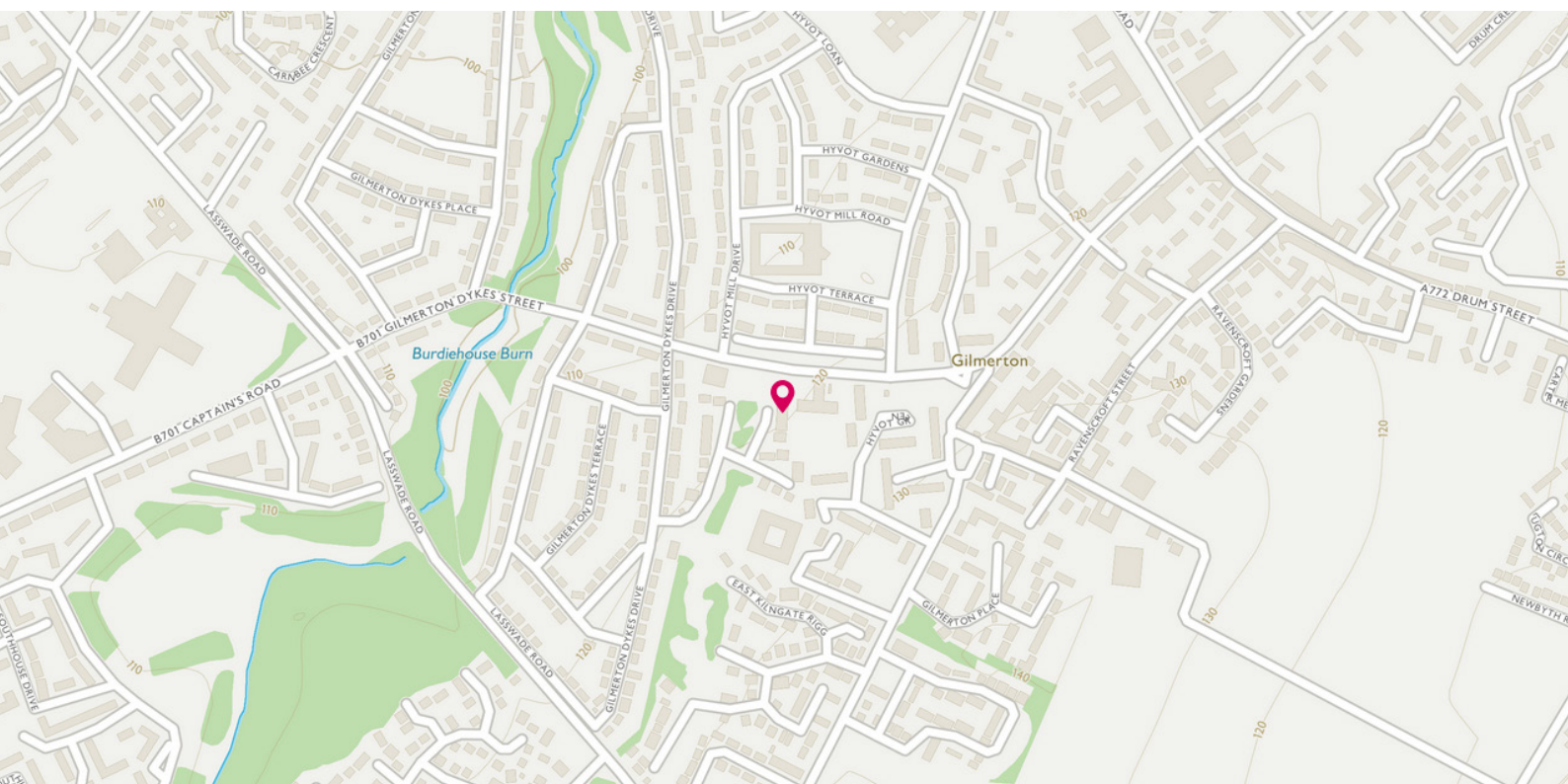
2.13m (7') x 2.00m (6'7")

2.13m (7') x 1.70m (5'7")

4.02m (13'2") x 3.66m (12')

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: C





# THE 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.



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