

# 48b Gilmerton Dykes Drive

GILMERTON, EDINBURGH, EH17 8LE



*Spacious four-bedroom detached chalet bungalow situated on a sizeable plot with a long private driveway*



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McEwan Fraser is delighted to present this spacious four-bedroom detached chalet bungalow situated on a sizeable plot with a long private driveway providing extensive off-road parking and mature gardens. Located in the popular Gilmerton Dykes area and only 5 miles from the City Centre.

# THE LIVING ROOM



Entry to this versatile property is from the vestibule through to the hallway which gives further access to the living room, family bathroom, three double bedrooms, and stairs to the upper-level accommodation. The living room has a feature fireplace with a living flame gas fire and gives access to the kitchen and the conservatory.

# THE KITCHEN



The kitchen has a good range of wall and base units and gives access to the porch.



The large conservatory has French doors giving access to the enclosed side garden.

# THE CONSERVATORY



# THE BATHROOM



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4

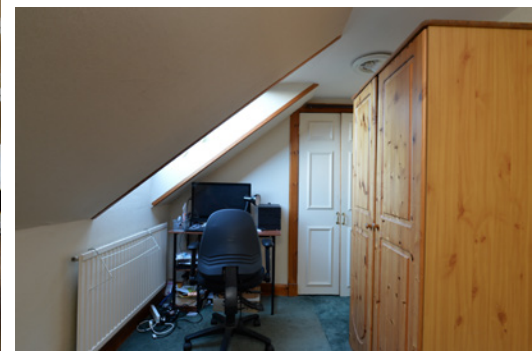




# THE MASTER BEDROOM



The master bedroom can be found on the upper level which also boasts an en-suite shower room, dressing room/box room and offers great potential for further development.



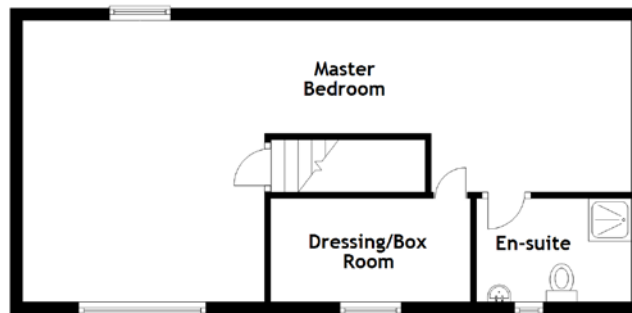
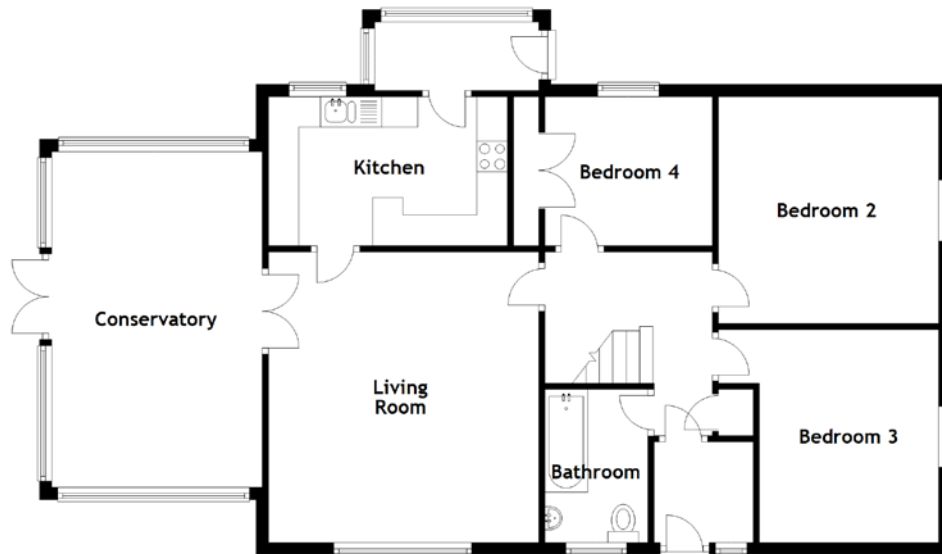
Externally the garden has mature borders, shrubs, and trees giving added privacy and offers a great outdoor space for relaxing and entertaining. The garden sheds and summerhouse are also included in the sale.

The property benefits from gas central heating and double glazing.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

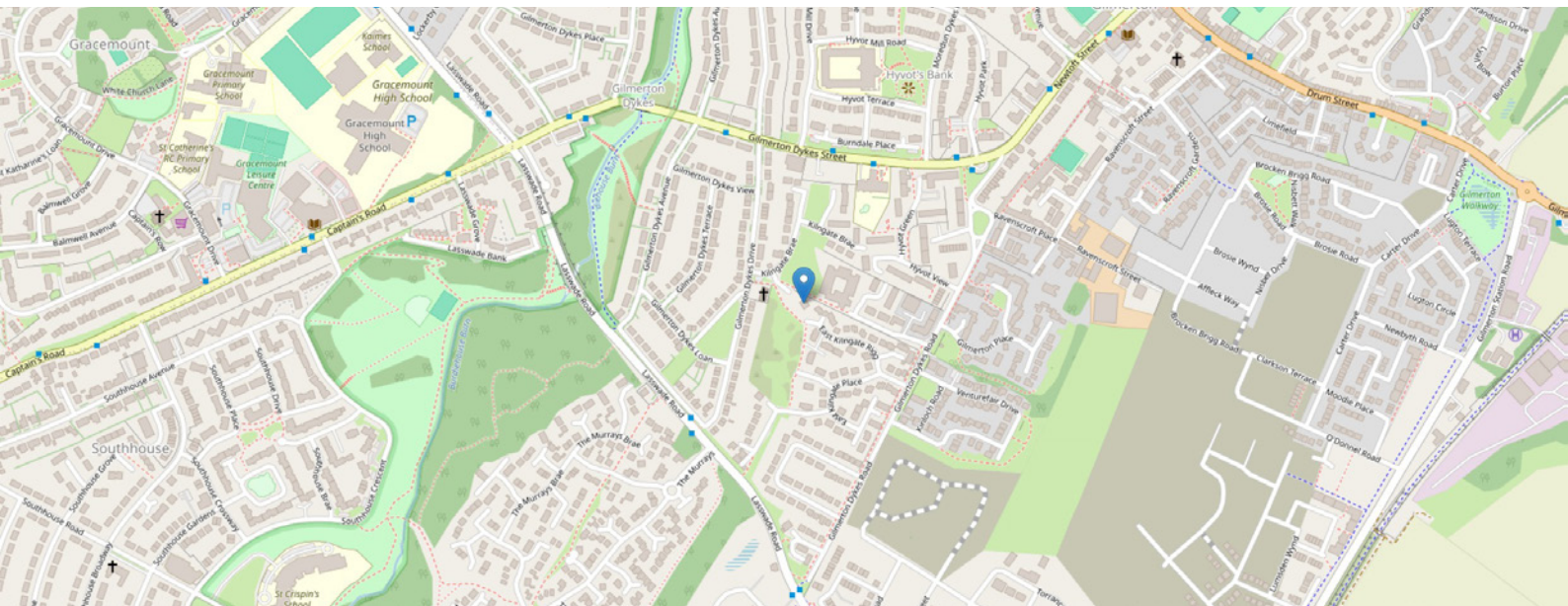


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.75m (15'7") x 4.42m (14'6")
Kitchen	3.91m (12'10") x 2.44m (8')
Conservatory	5.49m (18') x 3.44m (11'3")
Bathroom	2.50m (8'3") x 1.69m (5'6")
Bedroom 2	3.71m (12'2") x 3.60m (11'10")

Bedroom 3	3.60m (11'10") x 3.48m (11'5")
Bedroom 4	2.74m (9') x 2.44m (8')
Master Bedroom	9.95m (32'8") x 2.80m (9'2")
En-suite	2.53m (8'4") x 1.44m (4'9")
Dressing/Box Room	3.22m (10'7") x 1.44m (4'9")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>  
EPC Rating: D



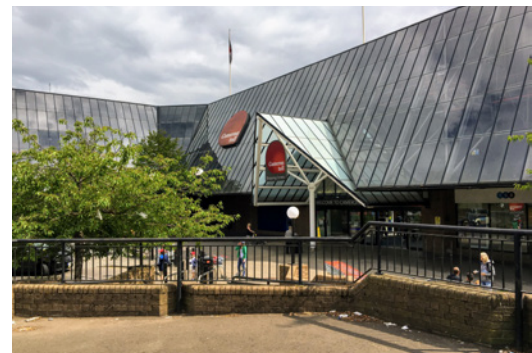
# THE LOCATION

The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10 minute drive to Edinburgh Royal Infirmary and Sick Kids hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl & Iceland all within walking distance.





The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15 minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system with Livingston only a 20 minute drive away. Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There is a local nursery within the street and primary and secondary schools are both within easy reach. The property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot Watt, Napier and Queen Margaret University.



  
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**Part  
 Exchange  
 Available**



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