

12 Bullfinch Row

GILMERTON, EDINBURGH, EH17 8XE



*PRESENTED IN IMMACULATE CONDITION AND
UPGRADED BEYOND THE BUILDER'S ORIGINAL
SPECIFICATION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this superb three-bedroom semi-detached home to the market. Presented in immaculate condition and upgraded beyond the builder's original specification, this particular style of modern home boasts a large living room, a generous kitchen, an en-suite master bedroom, two further double bedrooms, a family bathroom, and an integral garage. The property also has gas central heating, double glazing, solar panels, a double driveway, and a landscaped rear garden.

Crossing the double driveway and entering through the front door, you find a welcoming hallway that includes the ground-floor WC. Neutrally finished, the hallway has modern vinyl flooring, which has been carried on throughout the ground and first floors. Ahead of you, the beautiful living room has clean, neutral décor, excellent levels of natural light, and plenty of space for a variety of different furniture arrangements.





The kitchen is accessed from the living room and enjoys a generous range of base and wall-mounted units that are set against a tiled splash-back. There is plenty of prep and storage space alongside a mixture of integrated and free-standing appliances.





Climbing the stairs, the wide central landing provides access to three generous bedrooms and the family bathroom. A cupboard on the landing has power for a tumble dryer and additional storage, and the loft is boarded with a Loft Zone system for additional storage and includes power and lighting. The generous master bedroom has plenty of space for free-standing storage, an integrated cupboard, and a partially tiled en-suite shower room.







The second and third bedrooms are both double bedrooms, and the internal accommodation is completed by the family bathroom, which is partially tiled and boasts a contemporary three-piece white suite. This property has fantastic potential as a family home, and internal viewing is highly recommended.





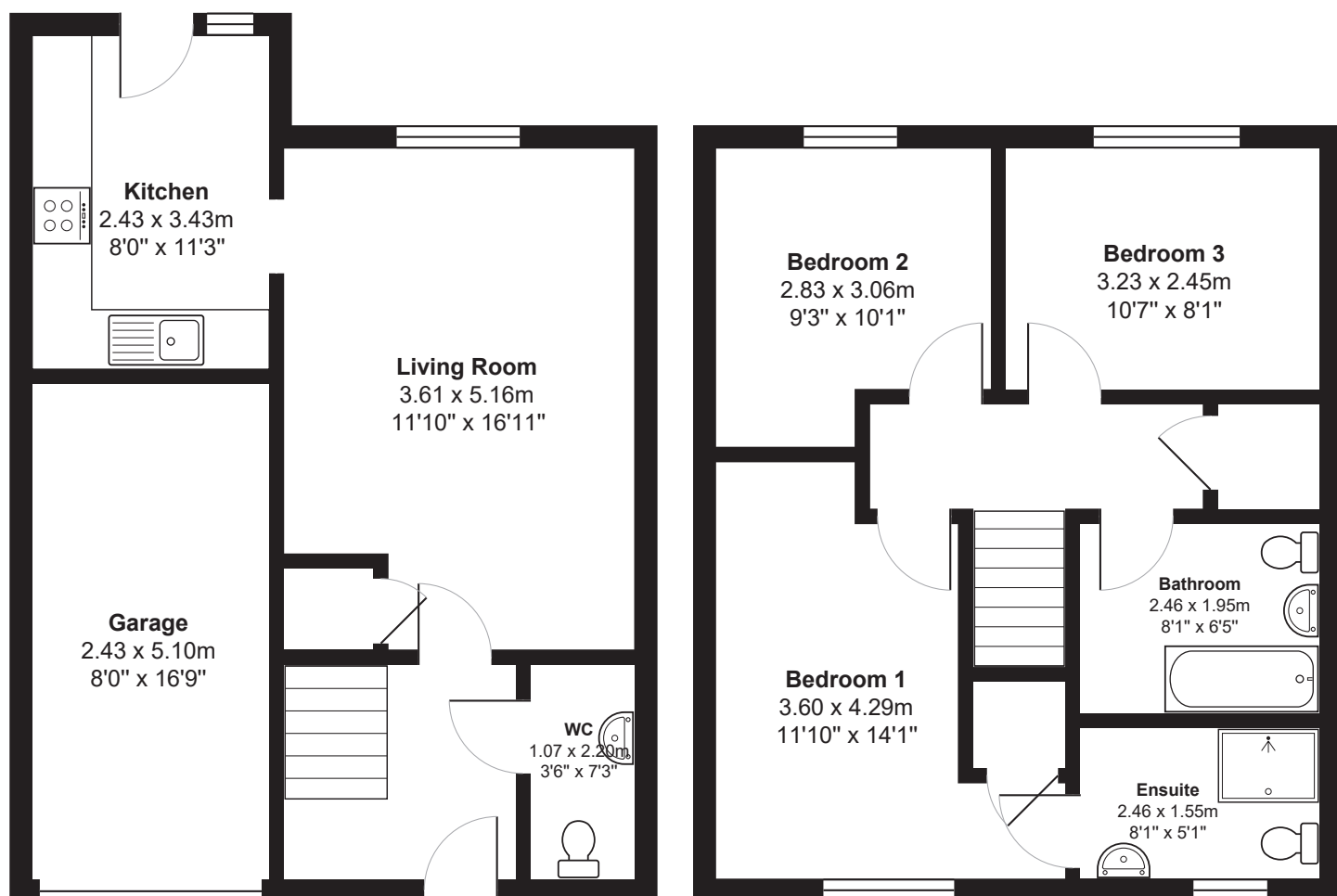
Bedroom 3







CLICK HERE FOR
VIRTUAL TOUR



Gross internal floor area (m²): 80m²

EPC Rating: B







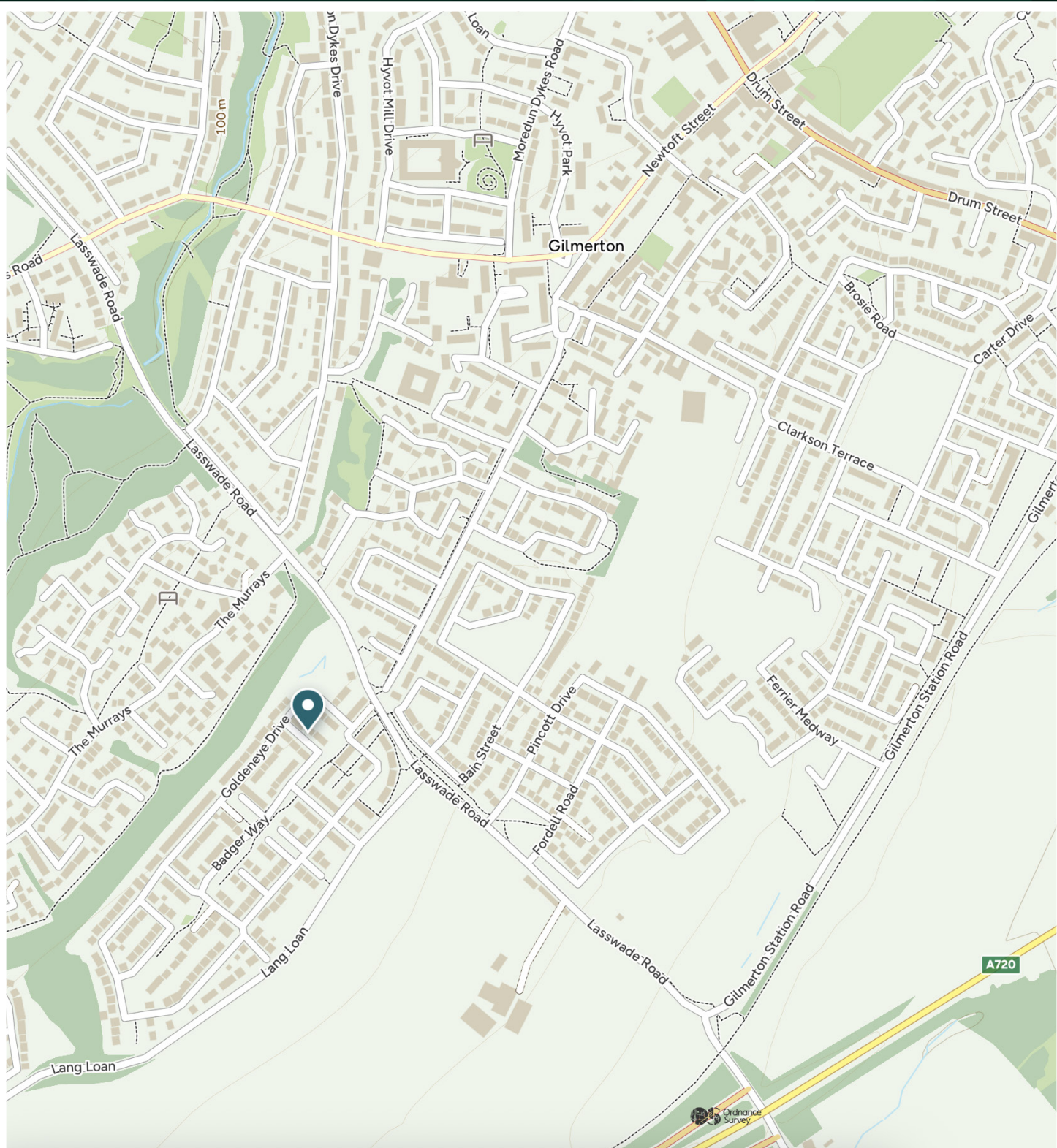
Located on Bullfinch Row in Gilmerton, south Edinburgh, this modern development blends contemporary living with excellent amenities, ideal for professionals and young families.

Everyday shopping is convenient with a local supermarket, while Cameron Toll and Straiton Retail Park offer more extensive options. Reputable schools and nurseries serve families, and nearby green spaces provide playing fields and woodland walks. Gracemount Leisure Centre and sports clubs cater to fitness needs.

Commuting is effortless with quick access to the A7, A68, and City Bypass, linking to Glasgow and the Borders. Regular buses reach Edinburgh's centre in 30 minutes, and Sheriffhall Park & Ride adds convenience. Edinburgh Airport is easily accessible via the bypass.

Offering a perfect balance of modern comfort, community, and superb connectivity, Bullfinch Row is an ideal and highly sought-after location.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.