





# GILMERTON

EDINBURGH, EH17 8JP

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 and recreational facilities. The area provides 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 in the nearby area of Fairmilehead.

The City Bypass, which is just a few minutes drive from the property, provides excellent commuting links with both east and west. There is an excellent bus service which is just a short walk from the property providing quick and easy access to the city centre and surrounding areas.





# 65 GILMERTON DYKES CRESCENT

EDINBURGH, EH17 8JP

New on the market is this spacious three bedroom end terraced villa. With scope for some cosmetic upgrades, this property would make an excellent purchase for any family, first-time buyer or Buy-To-Let investor.

The property is entered into through a welcoming hallway with access to both levels of the accommodation. The comfortable lounge is located at the front of the property with a feature fire and plenty of space for furniture arrangements. The modern breakfasting kitchen is fitted with a good range of floor and wall mounted units providing ample worktop space, integrated appliances including a gas hob, electric oven, extractor hood with a separate fridge and freezer as welcomed additions. The door provides access to the rear garden. A fully tiled white suite shower room with vanity unit completes the ground floor.

Upstairs there are three generous bedrooms all of which have storage and allow space for free-standing furniture if required. The property further benefits from uPVC double glazing and gas central heating.

Externally, there is a private driveway to the front and a large, secure garden to the rear with a paved patio area and laid lawn. On-street parking is also available to the front for both residents and visitors alike.

Viewing is highly recommended.

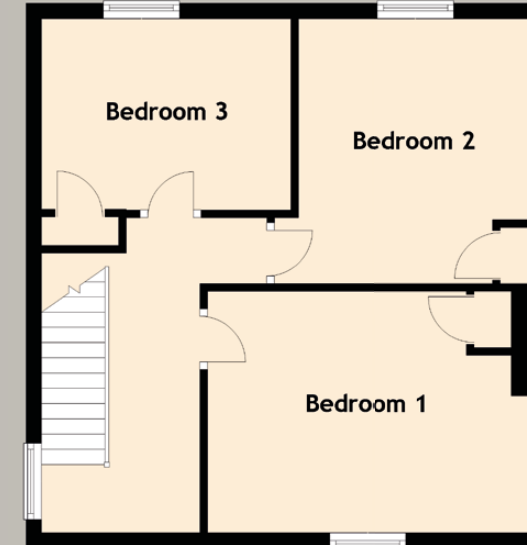
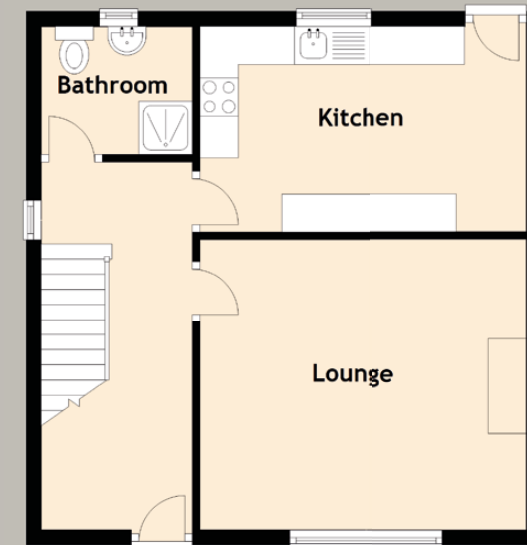






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

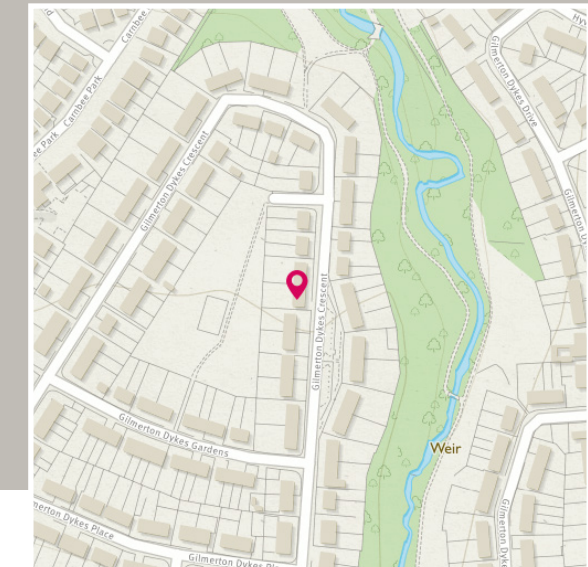


Approximate Dimensions (Taken from the widest point)

Lounge	4.29m (14'1") x 3.82m (12'6")
Kitchen	4.29m (14'1") x 2.70m (8'10")
Bathroom	1.98m (6'6") x 1.68m (5'6")
Bedroom 3	3.28m (10'9") x 2.51m (8'3")
Bedroom 2	3.48m (11'5") x 3.05m (10')
Bedroom 1	4.25m (13'11") x 3.17m (10'5")

Gross internal floor area (m²): 85m² | EPC Rating: D

Extras (Included in the sale): All fitted fixtures, fittings, floor coverings, white goods and sheds.





# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**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 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.



Text and description  
**GARY WALES**  
 Surveyor



Professional photography  
**AOIFE MCDONALD**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer