

35 Gilmerton Dykes Terrace

GILMERTON, EDINBURGH, EH17 8LU



*FOUR BED SEMI WITH
FLOORED ATTIC*



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McEwan Fraser is delighted to present this spacious and well-presented four-bedroom semi-detached house which is offered to the market chain free. The property boasts two public rooms, a generous rear garden, a driveway, gas central heating, double glazing, and a large floored attic room.

The accommodation is focused on a spacious living room with a large picture window, neutral décor, and laminate flooring. There is plenty of space for a variety of different furniture arrangements that will give the new owner plenty of scope to create their ideal entertaining space.

The kitchen is accessed from the living room and includes a good range of base and wall-mounted units set against a tiled splash-back. There is plenty of prep and storage space alongside an integrated gas hob and an electric oven.

Completing the ground floor is the fourth bedroom, this could easily be used as a dining room or a home office. In the longer term, it is common in the area to remove the wall between the dining room and the adjacent kitchen to create a full-width dining kitchen.



The Kitchen





Bedroom 4



Climbing the stairs, the first-floor landing gives access to all three bedrooms and the bathroom. The original airing cupboard now gives access to the floored attic room. Bedroom one is a generous double that has been neutrally decorated, includes integrated storage, and has plenty of space for a full suite of bedroom furniture. Bedroom two is a further large neutrally decorated double. The third bedroom is a very large single.





Bedroom 2





Bedroom 3







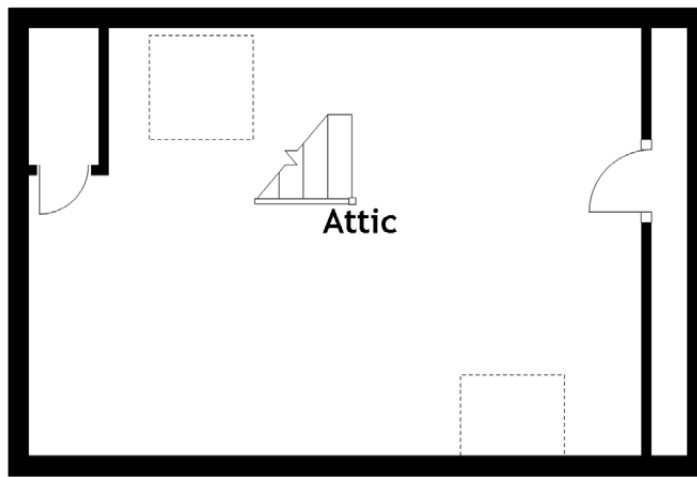
The Attic





Attic Views

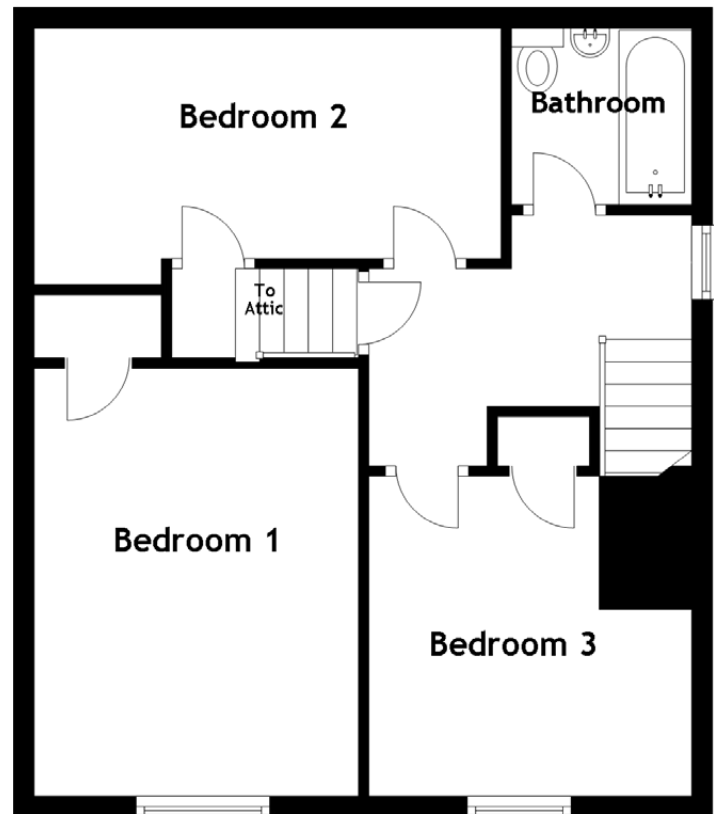
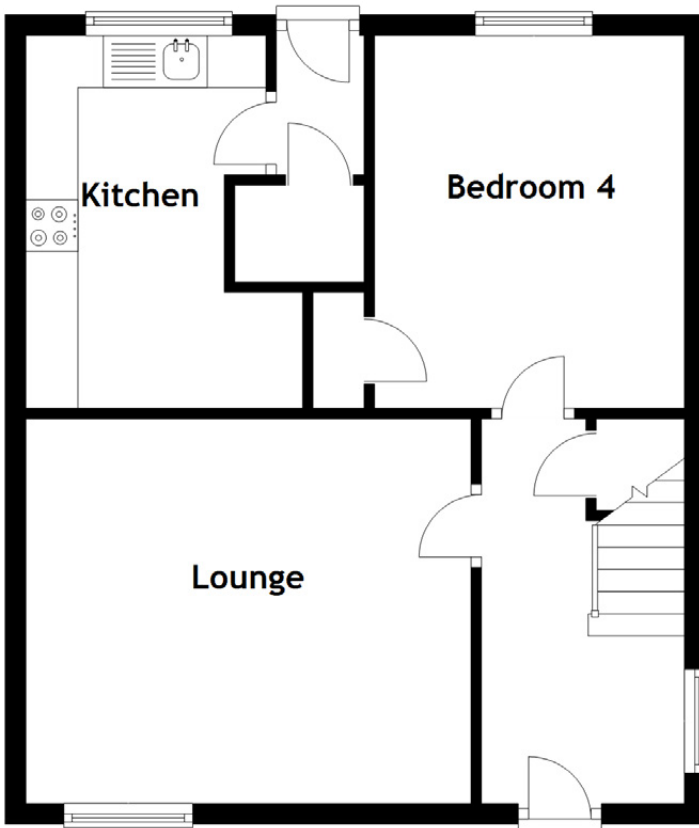




Attic

Ground Floor

First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.28m (14'1") x 3.70m (12'2")
Kitchen	3.59m (11'9") x 2.66m (8'9")
Bedroom 1	4.12m (13'6") x 3.12m (10'3")
Bedroom 2	4.50m (14'9") x 2.68m (8'9")
Bedroom 3	3.11m (10'2") x 3.08m (10'1")
Bedroom 4	3.59m (11'9") x 2.98m (9'9")

Bathroom	1.94m (6'5") x 1.70m (5'7")
Attic	5.89m (19'4") x 4.11m (13'6")

Gross internal floor area (m²): 98m²

EPC Rating: D



Externally, the property has a private front garden and driveway to the front. The large rear garden is largely laid to lawn and boasts a westerly aspect providing sunshine long into a summer evening.



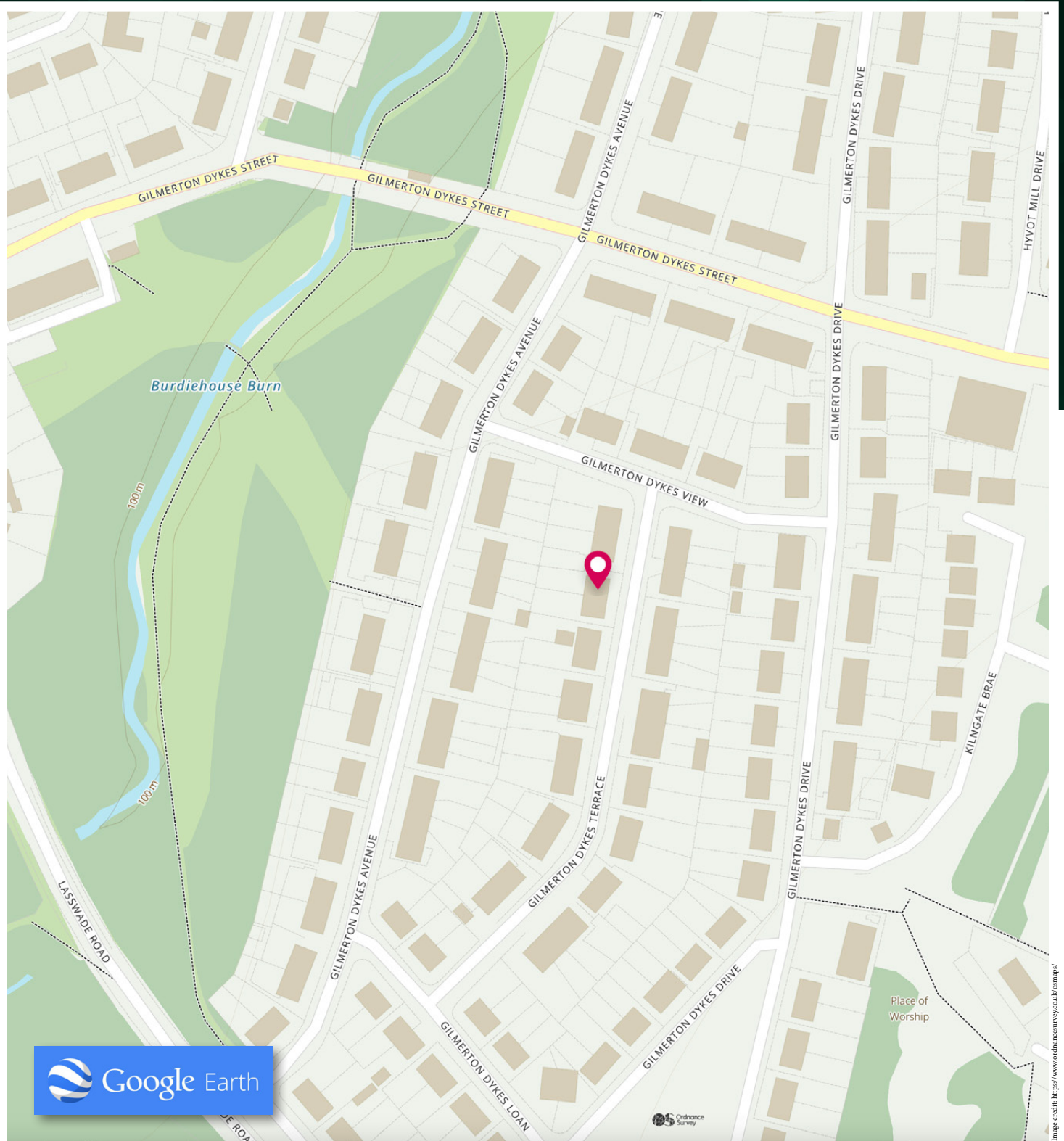


This property well situated to take advantage of all local amenities including a wealth of small specialist shops along with a choice of supermarkets and a Morrisons and an Aldi on Gilmerton Road. Further larger retail outlets are available at the nearby Cameron Toll Shopping Centre.

The Asda Hypermarket at The Jewel, Tesco Superstore at Dalkeith, Fort Kinnaird retail and leisure complex at Newcraighall and the expanding Straiton Retail Park are all easily accessible by car. Good sporting and recreational facilities close to hand include Gracemount Leisure Centre and a choice of challenging golf courses.

For the commuter, there are frequent public transport services from the main road to most parts of the City, while the City By-pass can be accessed only minutes away providing easy links to the greater part of Central Scotland. Edinburgh Royal Infirmary is located approximately 1 ½ miles away from the property.

The Location



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Exchange
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