

155 Candlemaker's Park

GILMERTON, EDINBURGH, EH17 8TL



*GOLDEN SHARE stylish two-bed mid-terrace
in sought-after modern development*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Located within a popular modern development, this beautifully presented two-bedroom mid-terraced home offers stylish contemporary living with excellent outdoor space. Finished to a high standard throughout, the property is ideal for first-time buyers, young families, or those looking to downsize without compromising on comfort or quality. Must meet golden share criteria.

THE LIVING ROOM



On the ground floor, the accommodation comprises a welcoming entrance hallway, a convenient downstairs WC, and a bright, generously proportioned living room with views over the private back garden. The sleek, modern kitchen, fitted with quality units and integrated appliances.

THE KITCHEN





Upstairs, the property features two spacious double bedrooms, each offering excellent storage potential, and a modern family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the home benefits from a private front garden and a fully enclosed rear garden, offering a safe, sunny space for outdoor dining, children, or pets. Allocated parking is also available within the development. Perfectly located for commuters, the property offers very easy access to Edinburgh city centre, making it an ideal choice for those working in the capital while enjoying a quieter residential setting.

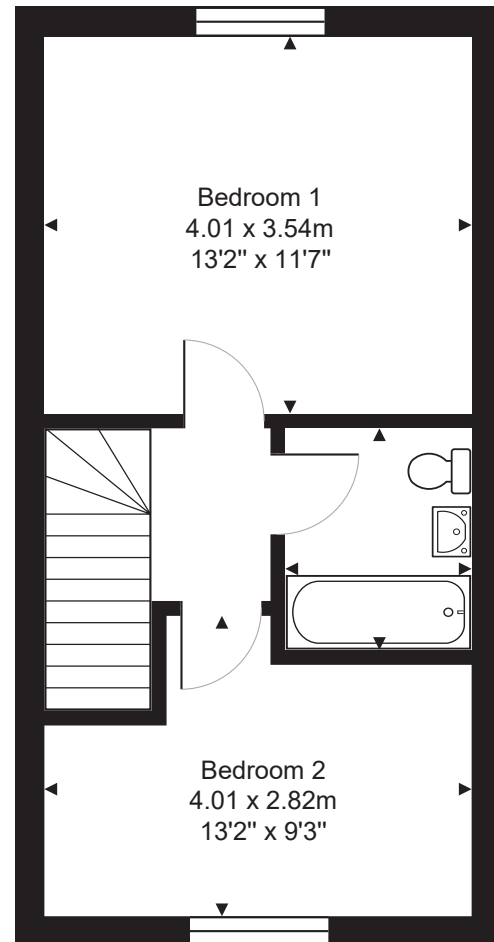
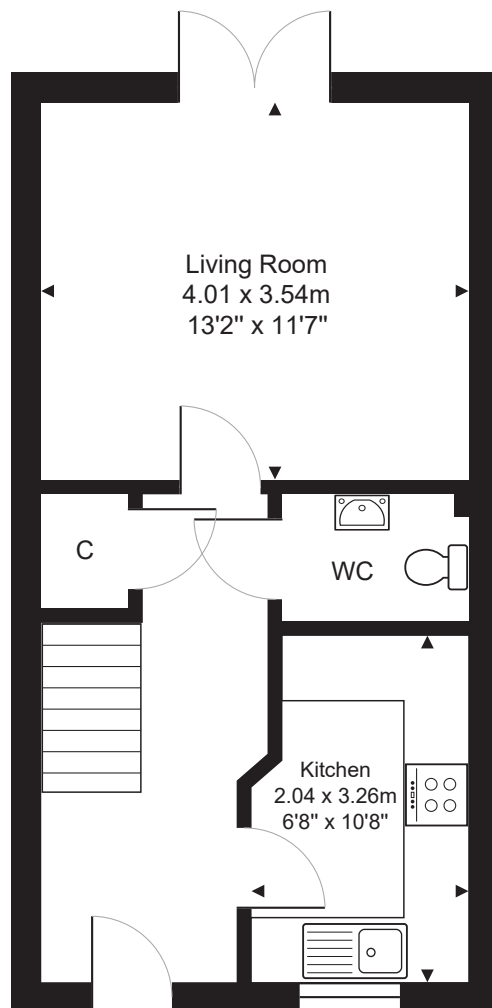
EXTERNALS



What is a Golden Share?

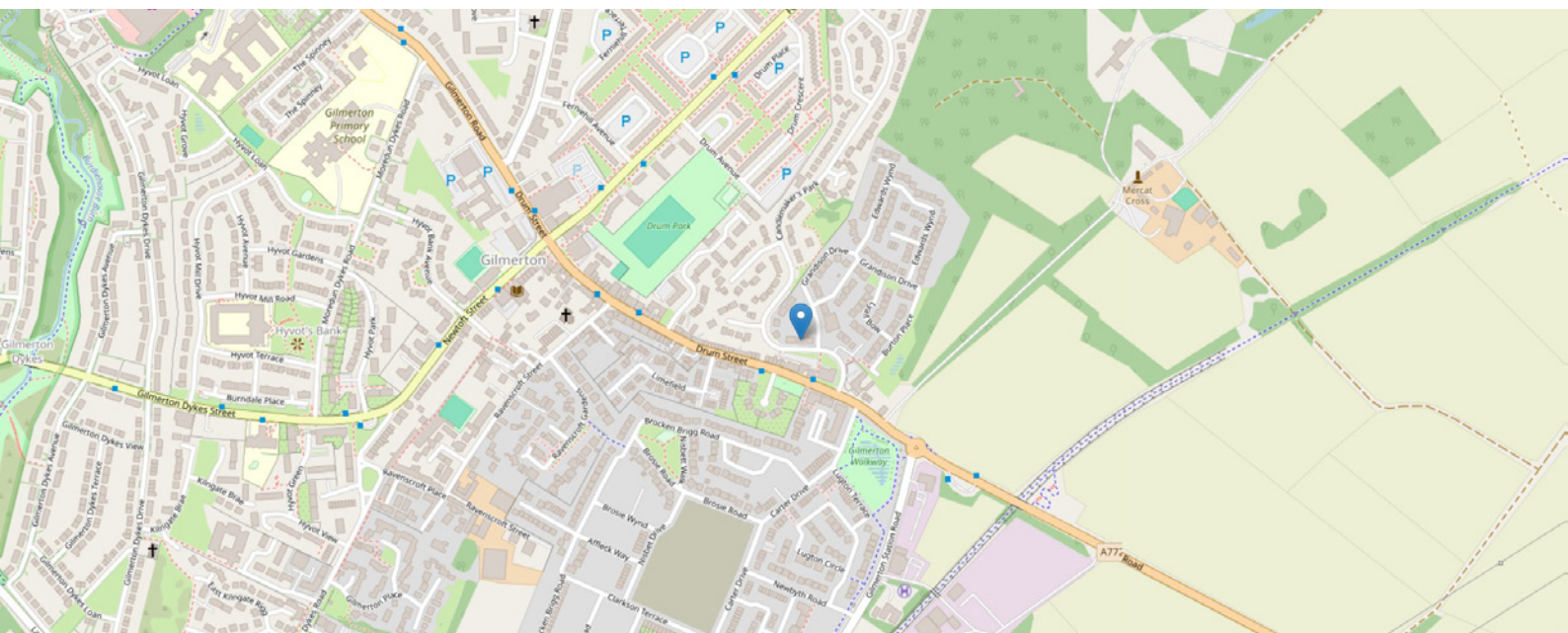
Golden Share is an approved affordable housing tenure in the City of Edinburgh, for people who can show that they are in housing need. Properties are designated as Golden Share through Planning Applications. Properties are sold at 80% of open market value, making them affordable to people in housing need (who could not afford to purchase a similarly sized property in the local area). People applying for or purchasing a Golden Share property are both referred to in this guide as the “applicant(s)”. The process for the Golden Share is similar to a standard house purchase, and the applicant(s) own 100% of the property. However, the applicant(s) must demonstrate that they are eligible for the Golden Share and provide all the necessary evidence with their application. <https://www.edinburgh.gov.uk/private-housing/help-first-time-buyers>.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: B



THE LOCATION

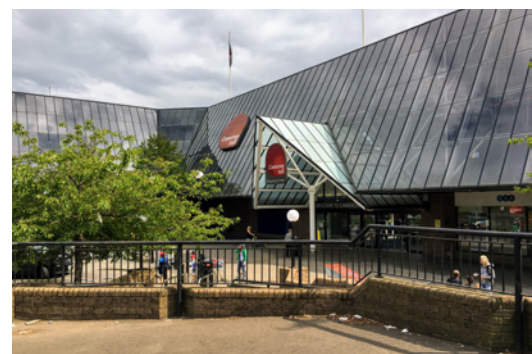
The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities, including local shopping, transport, educational and recreational facilities. The area is also well served by 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 a minute's drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property, providing quick and easy access to the city centre and surrounding areas.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

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