




McEwan Fraser Legal

Solicitors & Estate Agents

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32 East Kilngate Rigg

EDINBURGH, EH17 8UA

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



32 EAST KILNGATE RIGG

EDINBURGH, EH17 8UA

An excellent opportunity has arisen to acquire this highly desirable two bedroom end terraced house, set in a modern, quiet and well-located area in Gilmerton, Edinburgh, making for an ideal first-time buyer opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway, storage, a fresh W.C, a modern fully equipped kitchen, benefiting from ample wall and base units and appliances. A bright and spacious lounge/diner has an open plan staircase with under the stair storage and access to the rear garden is available through the french doors. The first floor boasts two spacious double bedrooms, one of which has an over stair storage cupboard. A fresh three-piece bathroom with electric shower completes the rooms.

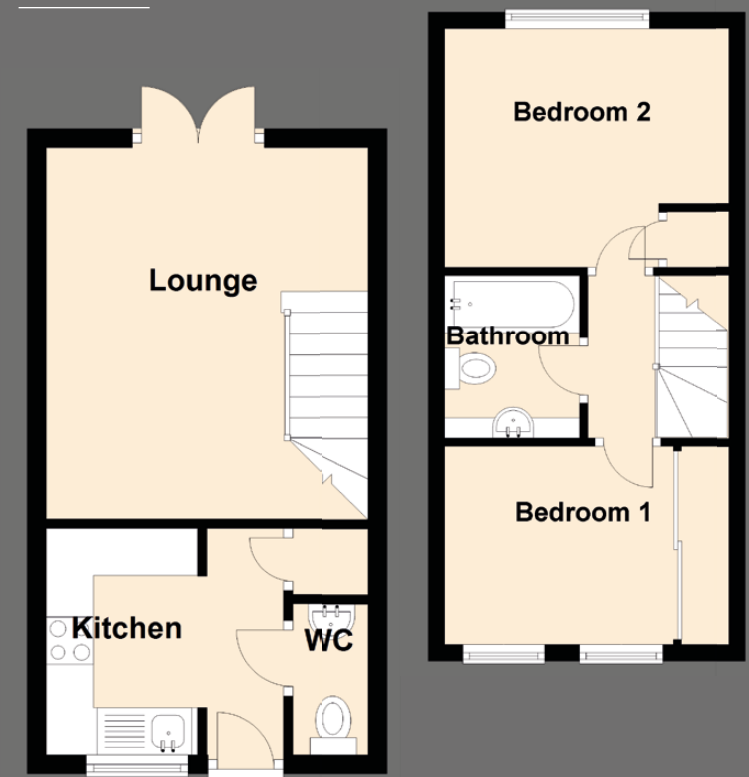
The property further benefits from gas central heating, full double glazing, a well-tended garden to the front with decking area, an external storage cupboard and a secure laid lawn garden to the rear of the property. An allocated parking space is to the front with more than adequate on-street parking to accommodate visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



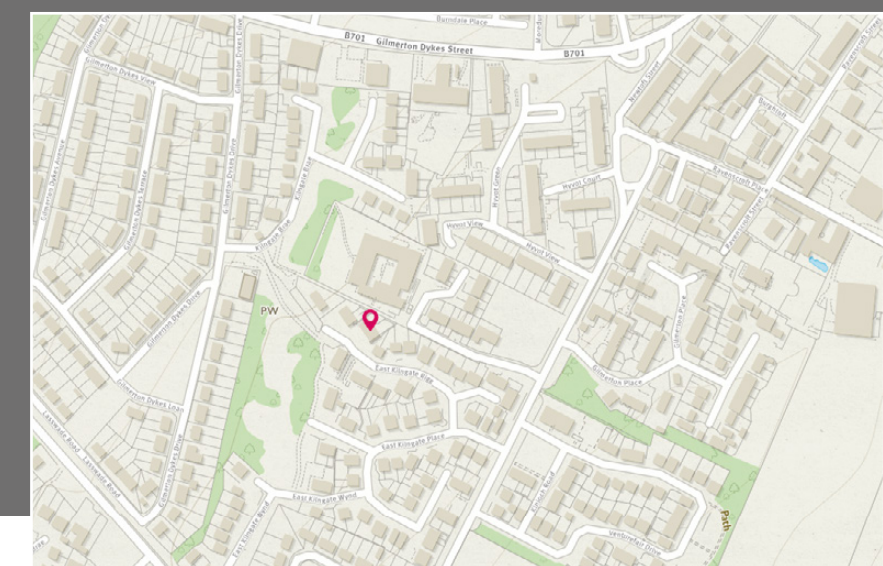
Approximate Dimensions (Taken from the widest point)

Lounge	4.61m (15'1") x 3.81m (12'6")
Kitchen	2.40m (7'10") x 1.97m (6'6")
Bedroom 1	3.82m (12'6") x 2.41m (7'11")
Bedroom 2	3.82m (12'6") x 3.27m (10'9")
Bathroom	1.99m (6'6") x 1.84m (6')
WC	1.60m (5'3") x 0.80m (2'7")

Gross internal floor area (m²): 55m² | EPC Rating: C

Extras (Included in the sale): all fixtures, fittings, fitted floor coverings and appliances.

Please note, other items may be available through separate negotiation.






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**Part
 Exchange
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Text and description
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