

493 GILMERTON ROAD

GILMERTON, EDINBURGH, EH17 7JE



McEwan Fraser Legal
Solicitors & Estate Agents

GILMERTON

Gilmerton is a long established and sought after residential area which lies approximately 4 miles to the South of the city centre and offers an excellent range of local amenities. Once a mining village, the thriving community is now well served by independent shops with further shopping facilities available at nearby Cameron Toll Shopping Centre, Fort Kinnaird and Straiton Retail Park. With excellent public transport links into the city centre and other areas of Edinburgh, Gilmerton is ideally positioned to enjoy the wealth of leisure facilities and cultural attractions offered in and around Edinburgh.

There are excellent sport and recreational facilities including nearby Gracemount Leisure Centre, the Commonwealth Swimming Pool and Gym, the Braid and Pentland Hills, and a wide range of golf courses. There are state and independent schooling options, with early years, primary and secondary education close by.

The Royal Infirmary is just a five-minute drive away and the property is ideally located for commuters, with quick and easy access to the Edinburgh City Bypass, which connects to the M8/M9 motorway networks, Forth Road Bridge, Edinburgh airport and beyond.

The property is also well placed to take advantage of the frequent bus service to the city centre and the 400 bus which takes you directly to the Airport and a stone's throw away from a large Morrisons store for everyday shopping requirements.



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McEwan Fraser Legal is delighted to present this superb three bedroom detached bungalow in the sought after residential area of Gilmerton. The property enjoys ample proportions on one level which leaves plenty of scope for further extension (subject to planning permission) and is sure to appeal to a wide range of buyers. The property benefits from gas central heating, double glazing, large front and rear gardens, cellar (accessed from the left side of the property), a cavernous attached garage and off-street parking.

On entering the property, a handy vestibule opens into a large central hallway which divides the bedrooms from the living areas and gives access to the large loft which is ripe for conversion into a large master suite. The lounge is to your left and boasts ample floor space for a large suite and a dining table. Quality wooden flooring, a stone fireplace, bay window and plantation shutters give a sense of the quality on offer throughout the property.





Moving along the hall you find the kitchen immediately behind the lounge. There is a generous range of base and wall mounted units, with a breakfast bar, which offer excellent prep and storage space for the aspiring chef. Five ring gas hob, oven, grill, dishwasher and fridge freezer are integrated. The utility room opens to the rear garden.



BEDROOMS AND BATHROOMS



The master bedroom faces the front of the property, comes with plenty of integrated storage and also benefits from plantation shutters as found in the lounge. A further large double bedroom faces the rear of the property and boasts ample floor space for a full range of furniture. The third bedroom is a generous single with large fitted wardrobes. The internal accommodation is completed by a well-proportioned shower room with a large walk-in shower and plenty of natural light.





“...THE INTERNAL
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Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 3.70m (12'2")
Kitchen	3.70m (12'2") x 3.63m (11'11")
Bedroom 1	3.32m (10'11") x 3.02m (9'11")
Bedroom 2	3.33m (10'11") x 2.49m (8'2")
Bedroom 3	3.33m (10'11") x 3.32m (10'11")
Shower Room	2.22m (7'3") x 1.38m (4'6")
Utility	3.06m (10') x 1.33m (4'4")
Garage	10.39m (34'1") x 3.23m (10'7")

Gross internal floor area (m²): 86m²

EPC Rating: D

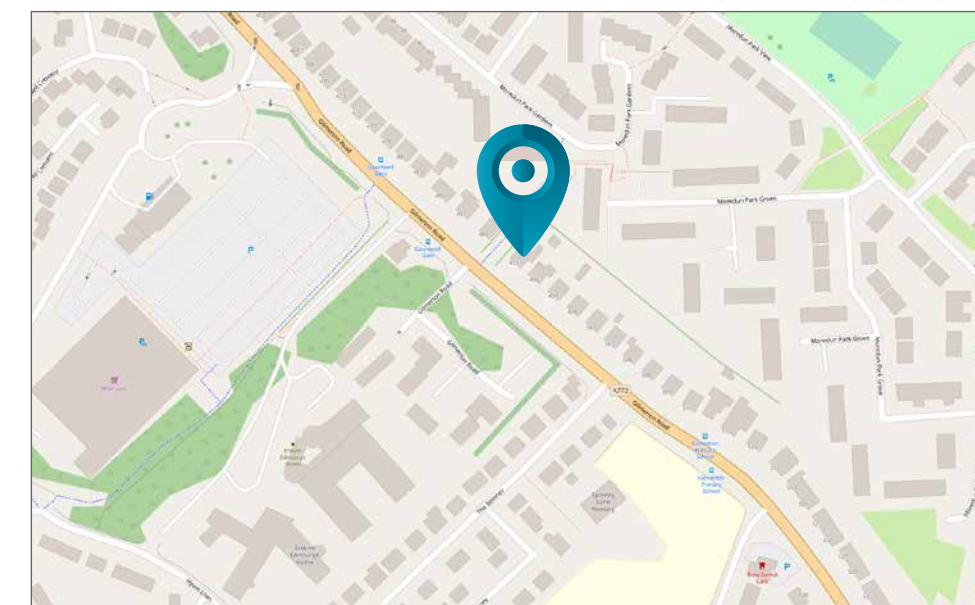
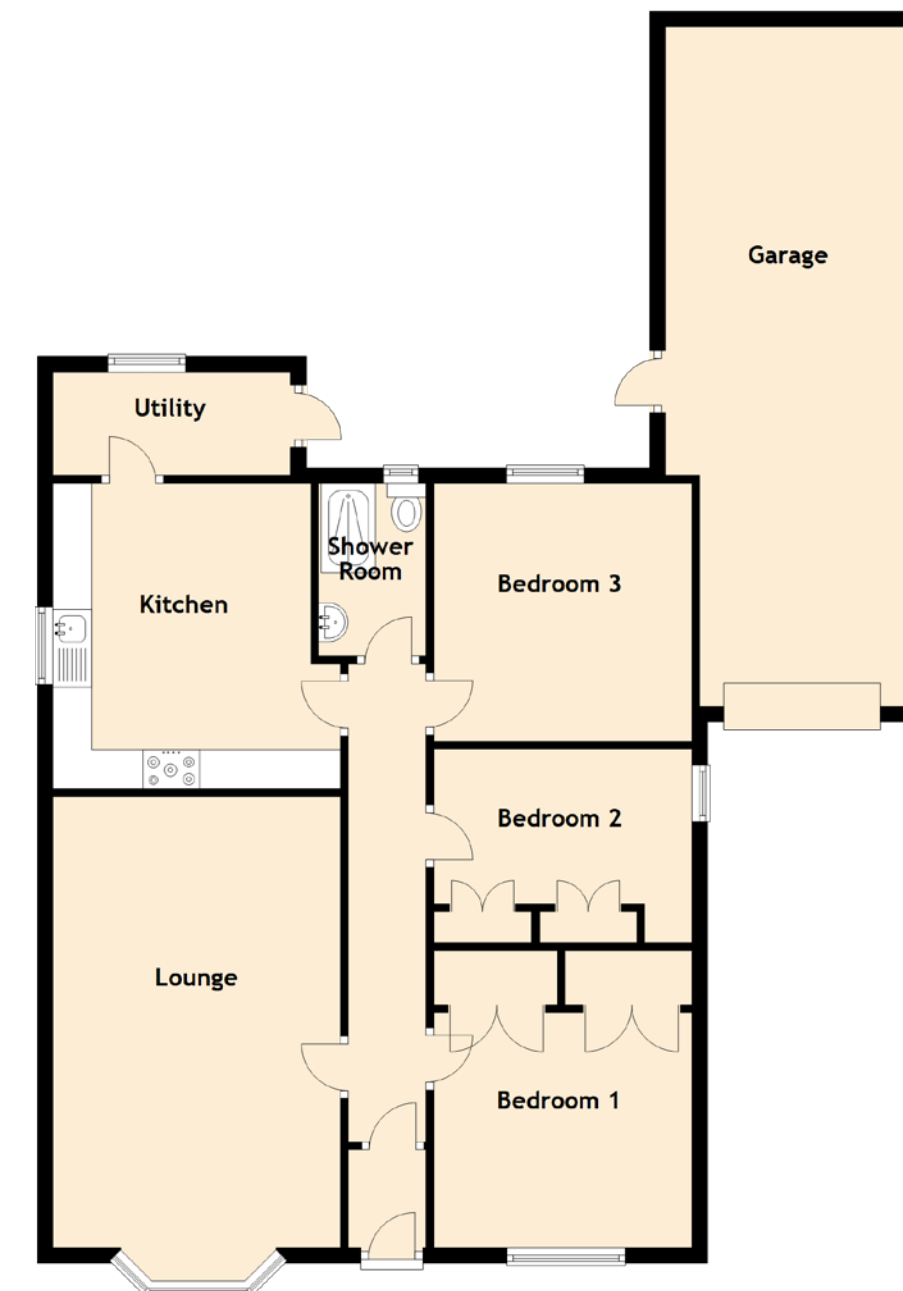


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Externally the property boasts well landscaped front and rear gardens. The front garden is largely laid to lawn with established flower beds and is screened to one side by a mature hedge. There is also a long driveway which can easily accommodate two cars. The large rear garden is fully enclosed with fencing and hedge to one side. While largely laid to lawn, there is a large mono-block entertaining area completed with summer house. The summer house has power and light.

This is a fantastic property, ideal for downsizing but also offering the potential for long term development into an extensive family home. Internal viewing is highly recommended.



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