

2 Tweedsmuir Gait

GILMERTON, EDINBURGH, EH16 4XW



Modern detached spacious six-bedroom house with tasteful décor



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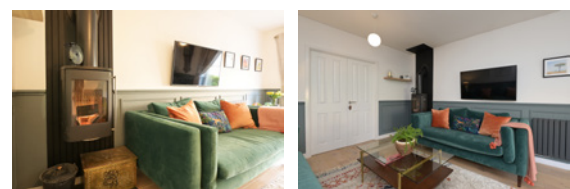


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McEwan Fraser Legal is delighted to present this six-bedroom detached house in new build development. The property is in walk-in condition and has access to public transport links to the city centre.

THE LIVING ROOM



Inside the property comprises a bright airy entrance hall. The living room has access from both the hallway and dining room. The living room comprises a floor-to-ceiling window, with the main feature being a modern log burner.

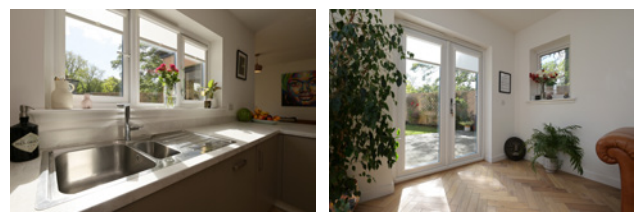
THE DINING ROOM



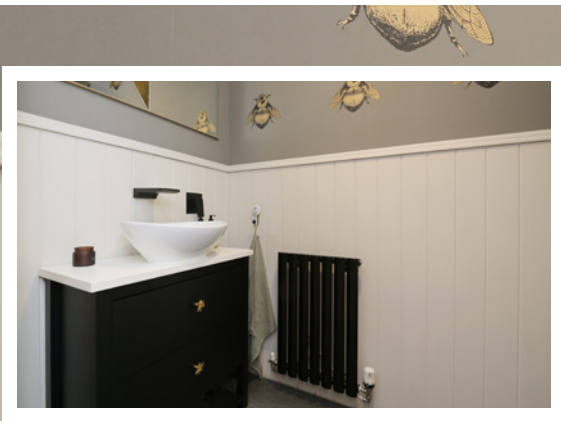
THE KITCHEN/DINER



The kitchen is the hub of the home and has a modern finish, complete with a breakfast bar and a separate spacious dining area. The kitchen is fully equipped and benefits from multiple windows and French doors leading into the back garden, flooding the room with natural light. This is the perfect space for family time or entertaining. Additionally, there is a separate utility space which houses a washer, dryer, boiler and additional sink. To the front of the property lies a home office, that can also be utilised as bedroom 6, and the ground floor also benefits from a WC.



THE UTILITY & WC



THE OFFICE/BEDROOM 6





The staircase captures your attention as soon as you walk through the door, with a unique under-stairs drinks storage. Upstairs is complete with one single bedroom and four double bedrooms two of which have en-suites, along with a family bathroom which benefits from a bath and separate shower cubicle. Bedroom one also includes a built-in, walk-in wardrobe area with ample storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5

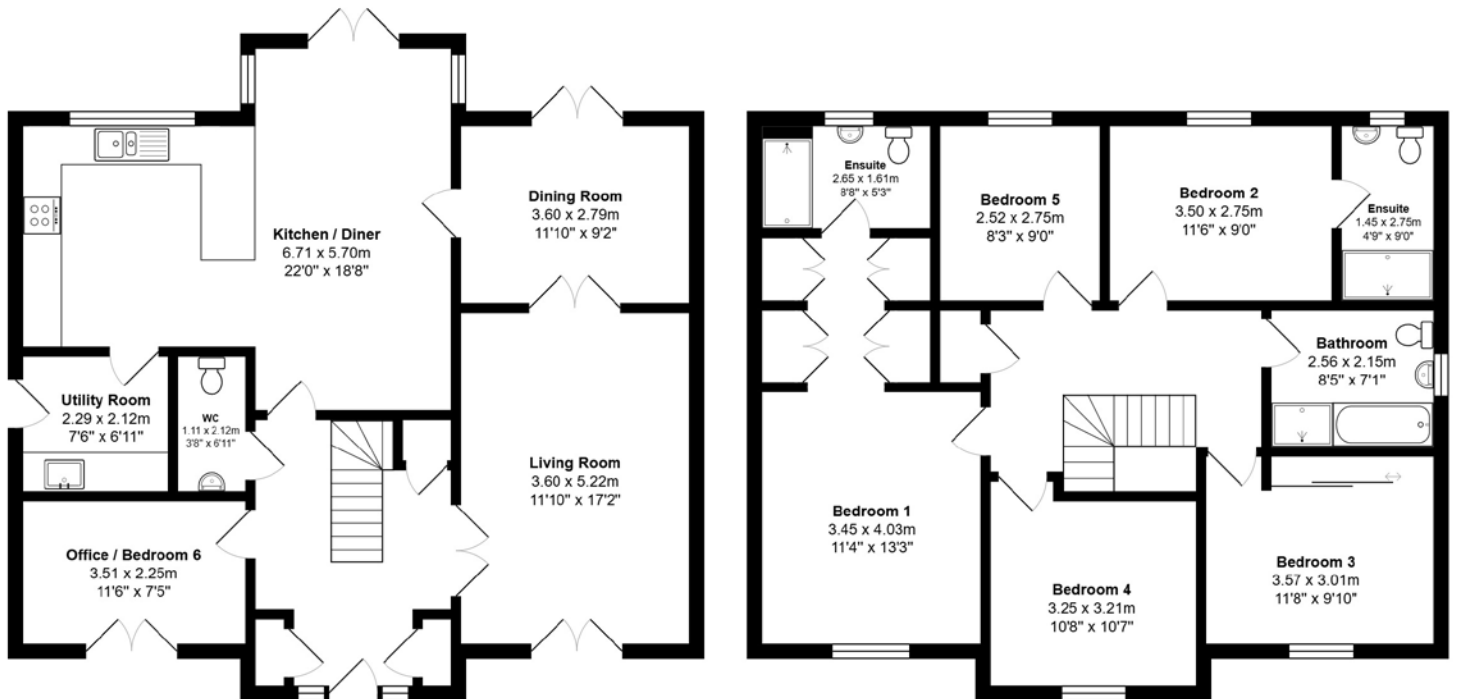


In addition, the property includes a stunning landscaped rear garden with a double driveway and garage and electric car charging point. This is a rare opportunity to acquire a modern detached house in a fantastic location.

EXTERNALS

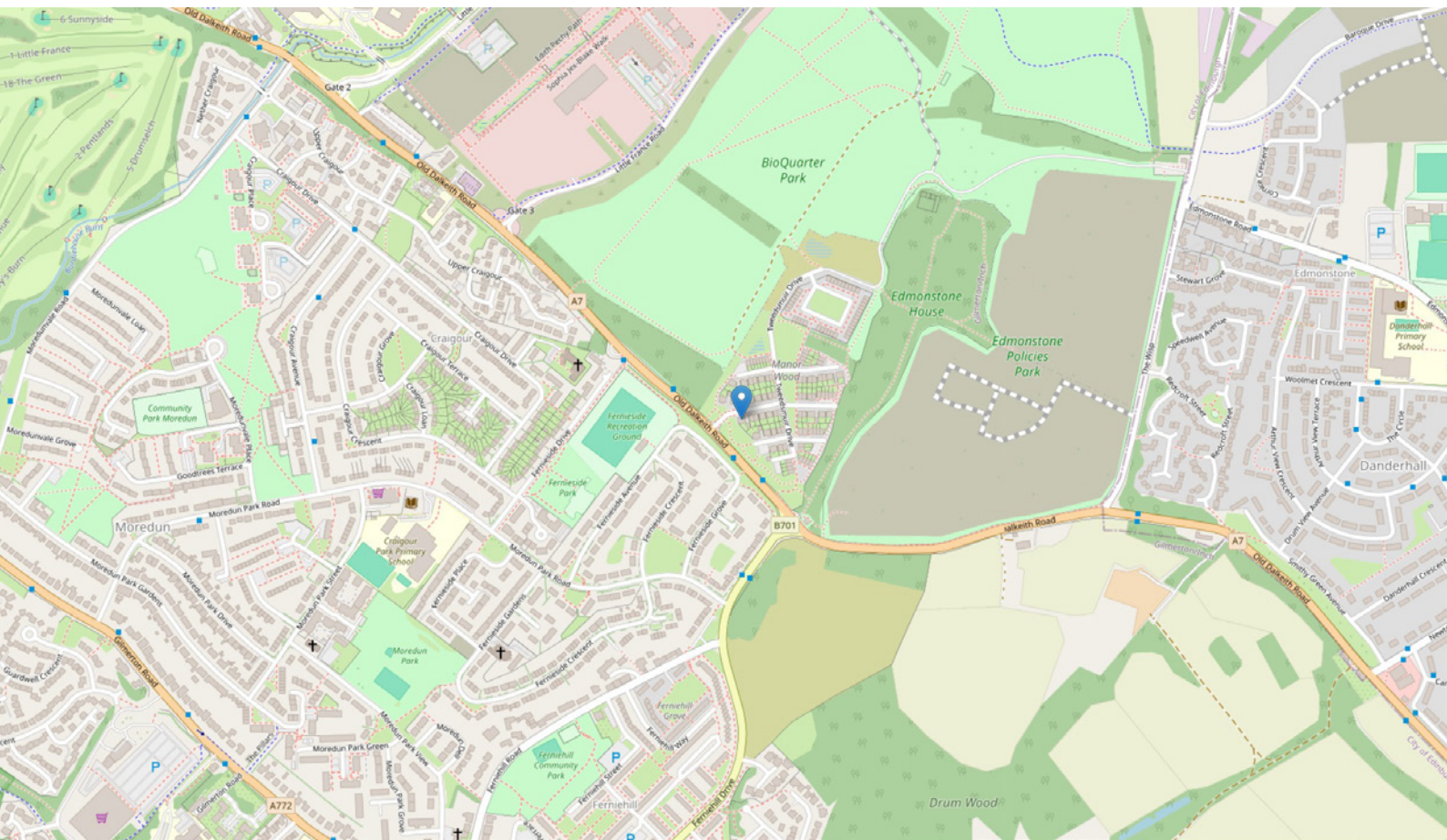


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 179m²
EPC Rating: C



THE LOCATION

Little France is a sought after residential area lying to the south of the city centre. Local services include a bank, Post Office, chemist, corner shop, and newsagents. Both the Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Park with its variety of stores are a short car journey away.

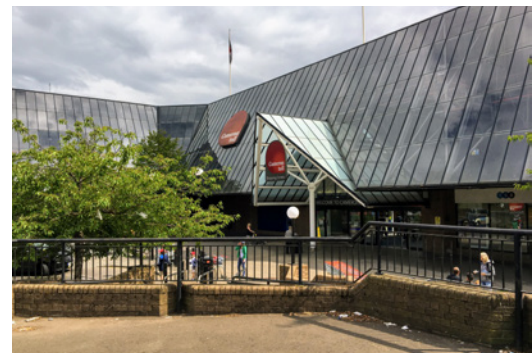




There is a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France, just a five-minute walk from the property. The Edinburgh Royal Infirmary hosts the Edinburgh University Medical School, with the new Sick Children's Hospital having only recently opened last year.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City By-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Craigmillar Castle and the surrounding grounds and Ellens Glen which takes you over to Burdiehouse country park. The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.




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