




McEwan Fraser Legal
Solicitors & Estate Agents
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32 Gilmerton Dykes Place

GILMERTON, EDINBURGH, EH17 8JQ

GILMERTON | EDINBURGH

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 at 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 minutes walk from the property providing quick and easy access to the city centre and surrounding areas.





32 GILMERTON DYKES PLACE

An excellent opportunity has arisen to acquire this spacious four bedroom semi-detached house, making for an ideal family home while being well located within the popular Gilmerton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: an entrance hallway with a double under-stair storage cupboard, a bright and spacious lounge which features a gas fire and fitted storage space as well as a fully fitted, fully tiled kitchen/diner which has an integrated 4 gas hob/oven, extractor hood, a fridge and a traditional pulley system.

The double bedroom is currently used as a home office and has a shelved storage cupboard.

First Floor: three double bedrooms, all three of which have built-in wardrobes, with one including an over-stair storage cupboard while another has a storage cupboard which also houses the boiler.

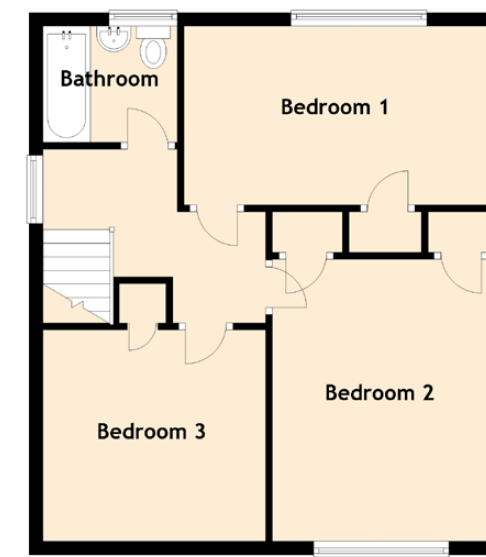
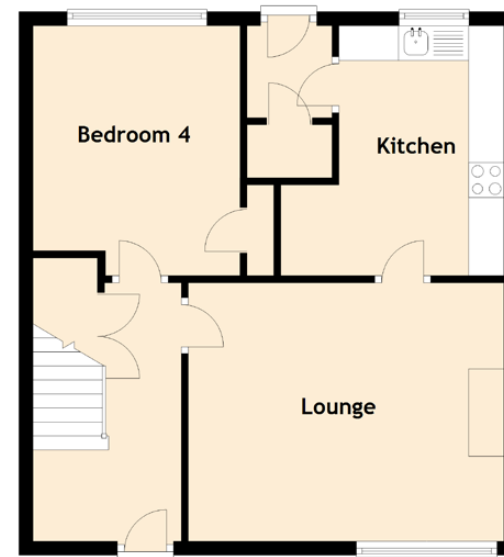
The three-piece, fully tiled family bathroom also benefits from an over-head shower.

Attic: partially tiled and accessed via Ramsay ladder within the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private garden grounds to the front, side and rear of the property, with a decked area to the rear as well as more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.



SPECIFICATIONS

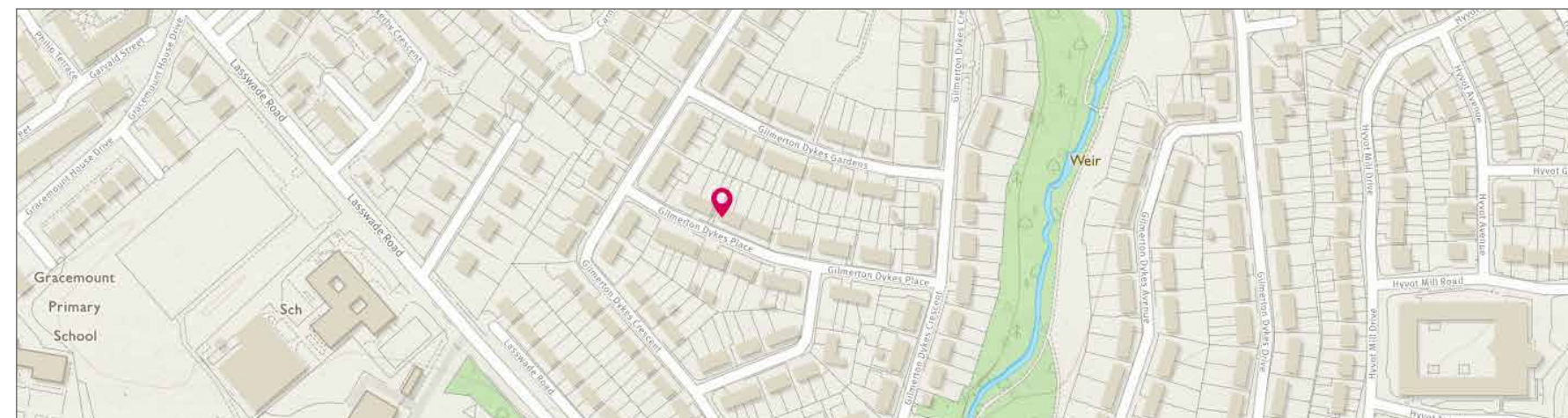


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.69m (12'1")
Kitchen	3.57m (11'9") x 3.18m (10'5")
Bedroom 1	4.48m (14'8") x 2.63m (8'8")
Bedroom 2	4.15m (13'7") x 3.18m (10'5")
Bedroom 3	3.32m (10'11") x 3.11m (10'2")
Bedroom 4	3.62m (11'10") x 2.95m (9'8")
Bathroom	1.98m (6'6") x 1.71m (5'7")

Gross internal floor area (m²): 97m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






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Surveyor



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ROSS MCBRIDE
Photographer



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