




McEwan Fraser Legal

Solicitors & Estate Agents

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21 Kilngate Brae

LIBERTON, EDINBURGH, EH17 8UU

21 KILNGATE BRAE

The property for sale is located in the area of Gilmerton, a popular residential area lying to the South of Edinburgh 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 minutes' 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.

An excellent opportunity has arisen to acquire this highly desirable three bedroom semi-detached house, well situated within Edinburgh's Gilmerton area. Viewing of this property is highly recommended.

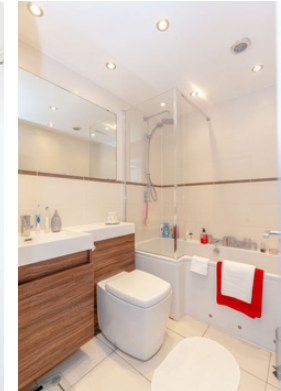
Internally the accommodation is excellent decorative order, briefly comprising;

Ground Floor: entrance vestibule, a bright and spacious living room, fully fitted kitchen benefiting from an integrated fridge and freezer and four-ring gas hob/oven and extractor hood, under-stair storage space and access to the fully double glazed conservatory which provides access to the rear garden.

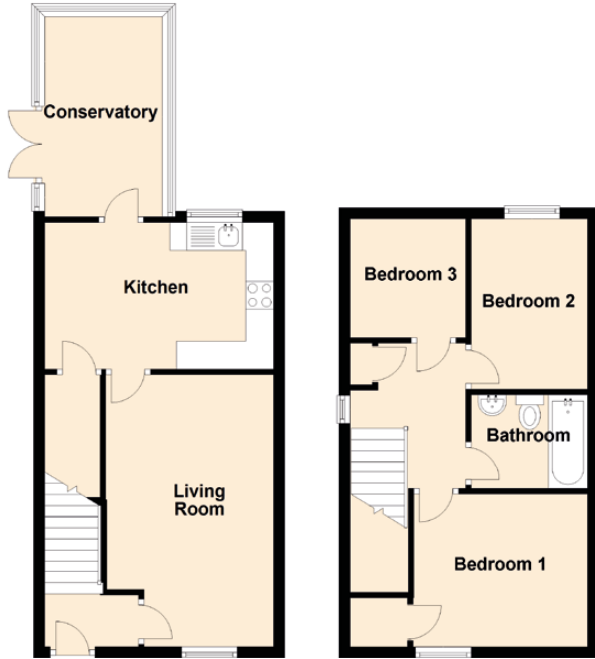
First Floor: two double bedrooms and one single, none of the bedrooms are overlooked from either side of the property and bedroom one even provides views of the castle. There is also storage space provided in the over-stair airing cupboard. A modern three piece, fully tiled family bathroom benefiting from a bath with an over-head shower from the mains and extractor fan.

Attic: fully floored, accessed via Ramsay ladder on the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, a double driveway to allow for off-street parking, as well as an additional third private parking space plus more than adequate on-street parking to accommodate for visitors and private garden grounds to the front, side and rear of the property, including a low maintenance, split level garden to the rear with artificial grass.



SPECIFICATIONS

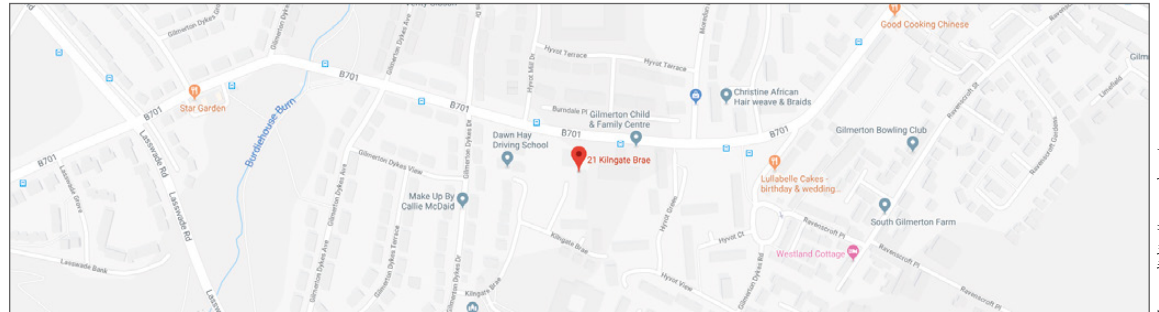


Approximate Dimensions (Taken from the widest point)

Living Room	4.88m (16') x 2.76m (9'1")
Kitchen	4.10m (13'5") x 2.65m (8'8")
Conservatory	3.58m (11'9") x 2.11m (6'11")
Bedroom 1	3.11m (10'2") x 2.73m (8'11")
Bedroom 2	3.05m (10') x 2.14m (7')
Bedroom 3	2.13m (7') x 1.86m (6'1")
Bathroom	2.13m (7') x 1.70m (5'7")

Gross internal floor area (m²): 70m² | EPC Rating: C

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



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