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15 Candlemakers Crescent

GILMERTON, EDINBURGH, EH17 8TX

Gilmerton

EDINBURGH, EH17 8TX

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.



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An excellent opportunity has arisen to acquire this popular three 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: entrance hallway, an open plan lounge/diner with a feature electric fireplace with access to the rear garden and a fully fitted, partially tiled kitchen with an integrated four-ring gas hob, extractor hood, double oven/grill, an under-stair utility cupboard, further access to the rear garden.

First Floor: landing, two spacious double bedrooms, both with double built-in wardrobes and one with a linen cupboard and a single bedroom with optional use as a home office or nursery. There is also a three-piece, family bathroom with a combination of wet wall panels and paper.

Attic: accessed via landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing and private gardens to the front, side and rear of the property. There is also a single driveway which accommodates for secure off-street parking for up to three cars as well as more than adequate on-street parking to accommodate for visitors.





Specifications & Details

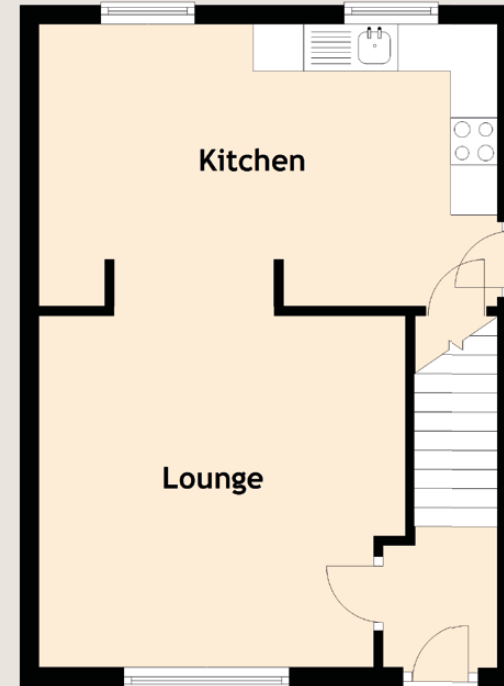
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.74m (12'3")
Kitchen	4.88m (16') x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 2.92m (9'7")
Bedroom 2	3.34m (10'11") x 2.90m (9'6")
Bedroom 3	2.38m (7'10") x 1.93m (6'4")
Bathroom	1.90m (6'3") x 1.74m (5'9")

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

Ground Floor



First Floor

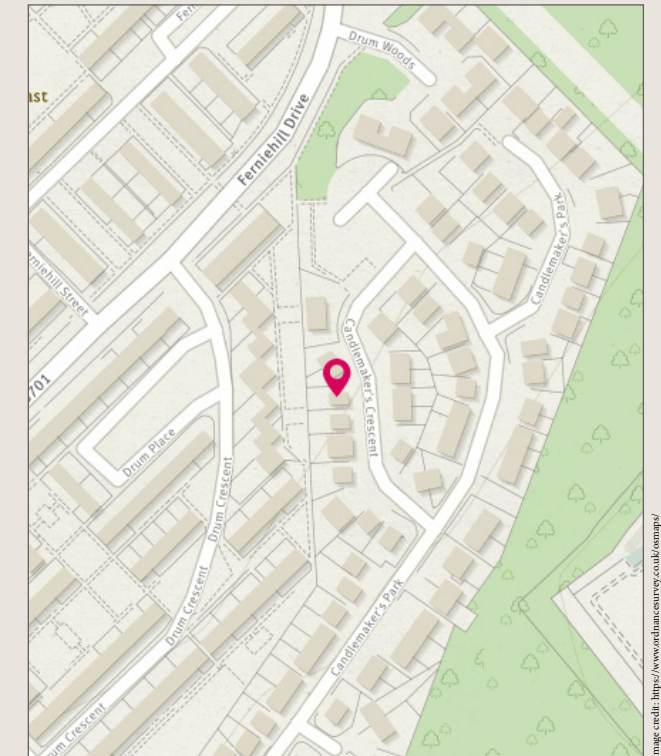
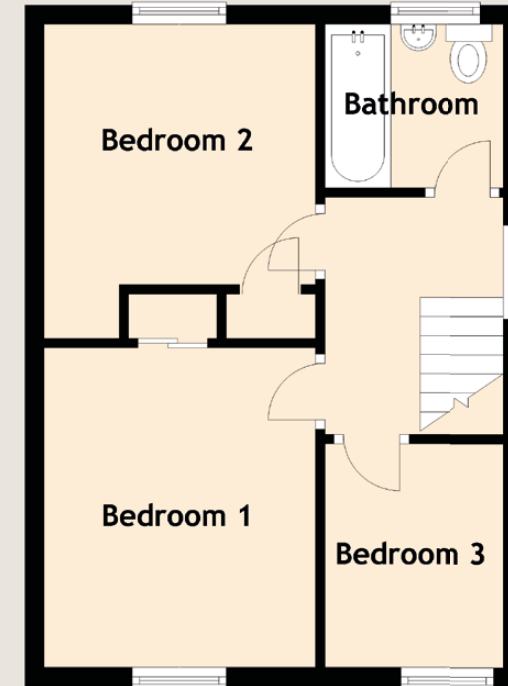


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