

166 Gilmerton Dykes Crescent

EDINBURGH, EH17 8JJ



*FANTASTIC TWO-BEDROOM UPPER VILLA LOCATED
IN A HIGHLY POPULAR POCKET OF GILMERTON*



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An excellent opportunity has arisen to acquire this fantastic two-bedroom upper villa located in a highly popular pocket of Gilmerton, making for an ideal first-time purchase.

Internally, this accommodation is in good decorative order while briefly consisting of an entrance vestibule with a storage cupboard leading to the first floor and hallway. The bright and spacious lounge has a gas fireplace and ample space for different configurations. The fully-fitted kitchen/diner is partially-tiled and benefits from an integrated 5-gas hob, oven, extractor hood, dishwasher and breakfast bar. Both double bedrooms are large in size and offer lots of space for free-standing furniture, both also have sizeable built-in storage wardrobes. The attic can offer flexible use for storage or the option for a home office or third bedroom. The internal layout is complete with a fully splash panelled three-piece bathroom suite with an overhead shower.

The property also benefits from; gas central heating, full double glazing, a large private rear garden, a single driveway and two storage sheds.

The Location



the kitchen





bedroom 1





bedroom 2

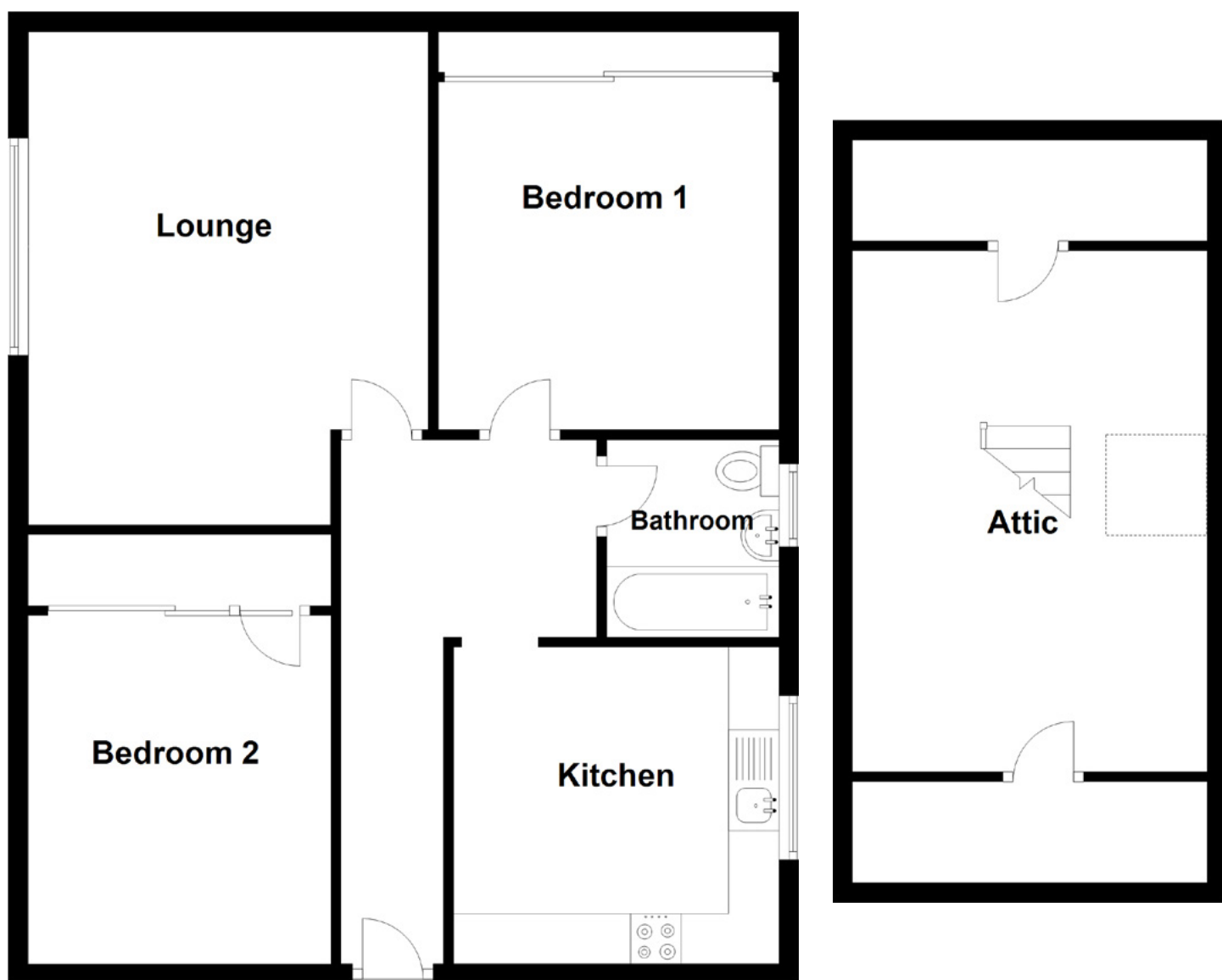






attic





Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.97m (13')
Kitchen	3.36m (11') x 2.69m (8'10")
Bedroom 1	3.38m (11'1") x 3.22m (10'7")
Bedroom 2	3.46m (11'4") x 3.00m (9'10")
Bathroom	1.96m (6'5") x 1.71m (5'7")
Attic	5.17m (17') x 3.51m (11'6")

Gross internal floor area (m²): 60m²

EPC Rating: C

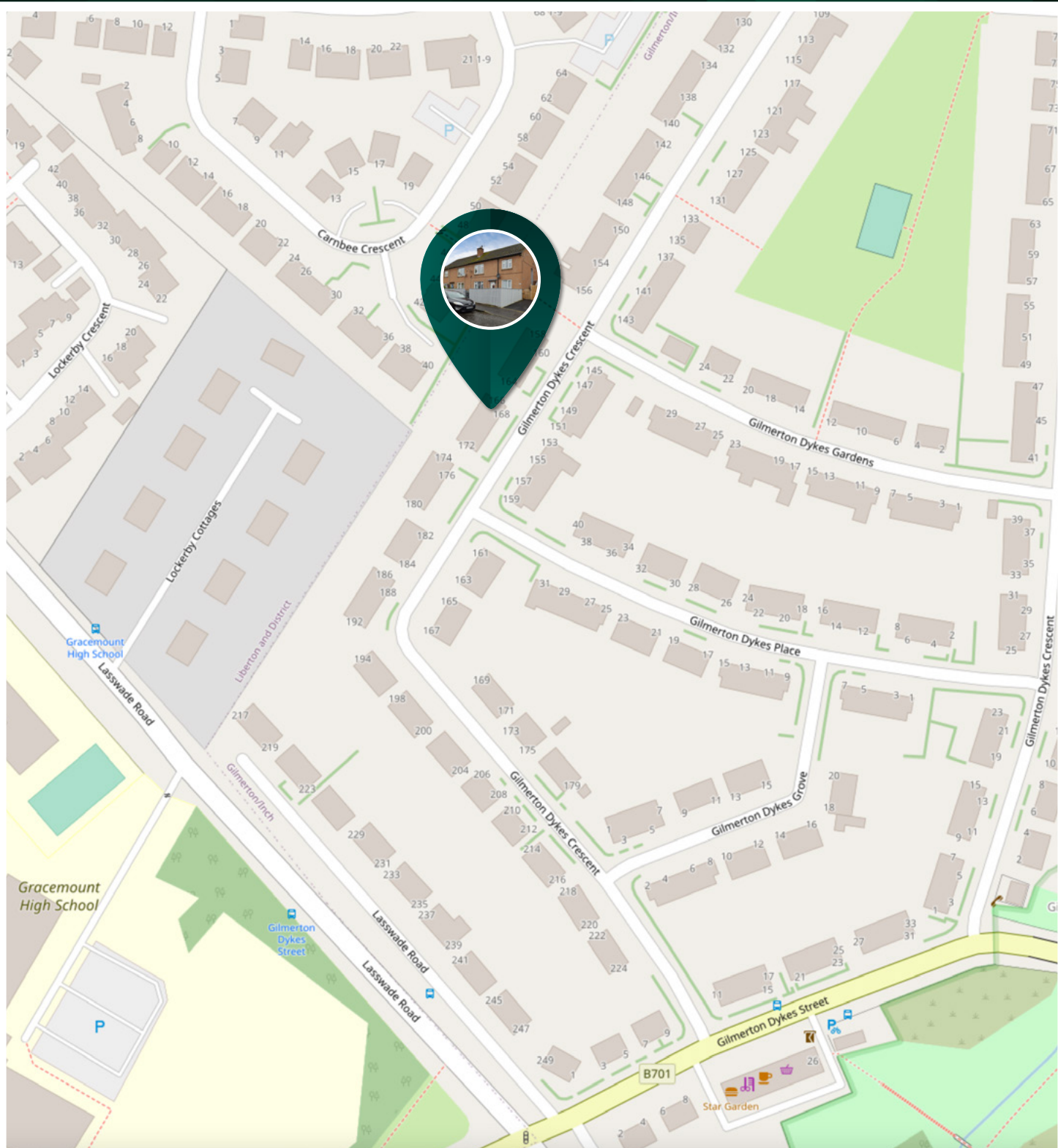




Gilmerton is a long-established and sought after residential area which lies approximately 4 miles to the South of the city centre and offers an excellent range of local amenities. Once a mining village, the thriving community is now well served by independent shops with further shopping facilities available 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 Location



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Part
Exchange
Available



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