

7 Bannerman Terrace

GILMERTON, EDINBURGH, EH17 8YD



*SPACIOUS FIVE BEDROOM DETACHED
FAMILY HOME IN GILMERTON*



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McEwan Fraser Legal is delighted to present this five-bedroom detached family home to the market in excellent condition having been well-maintained by the current owners. Inside, the property comprises of a spacious living area with ample space for free-standing furniture offering various possibilities for furniture arrangements.



The fully equipped kitchen dining room which is flooded with natural light and provides access to the private rear garden through French doors. The kitchen is equipped with a fan oven, gas hob and integrated white goods appliances. In addition, there is a well-appointed utility room with extra storage, WC and free-standing washing machine and tumble dryer.







On the upper floor the house is well served by five bedrooms all of which range in size but would all fit double beds. Bedrooms one and two both come fitted with integrated wardrobes and the master bedroom has an en-suite shower room. Bedrooms three and four offer opportunities for free-standing storage furniture and bedroom five is a spacious single bedroom or home office space.





Bedroom 2





Bedroom 3





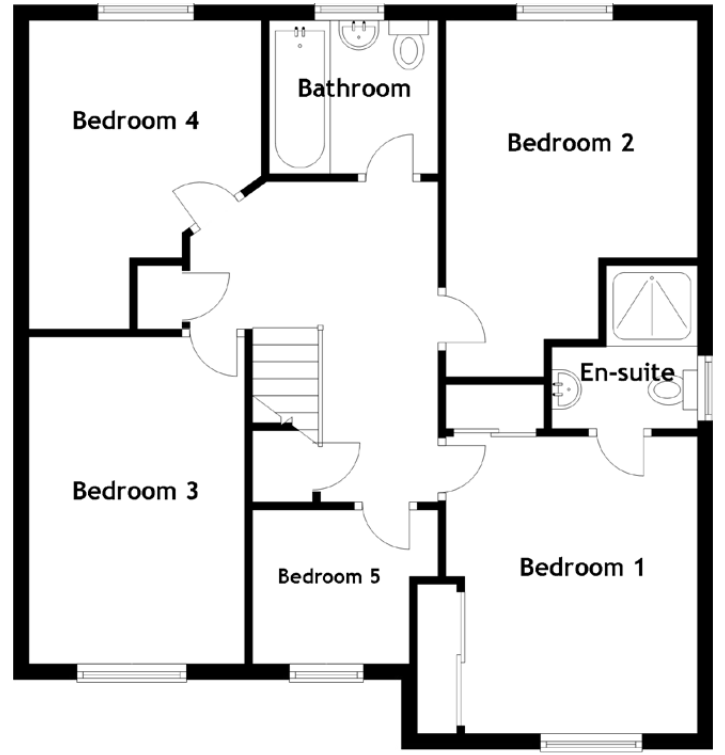
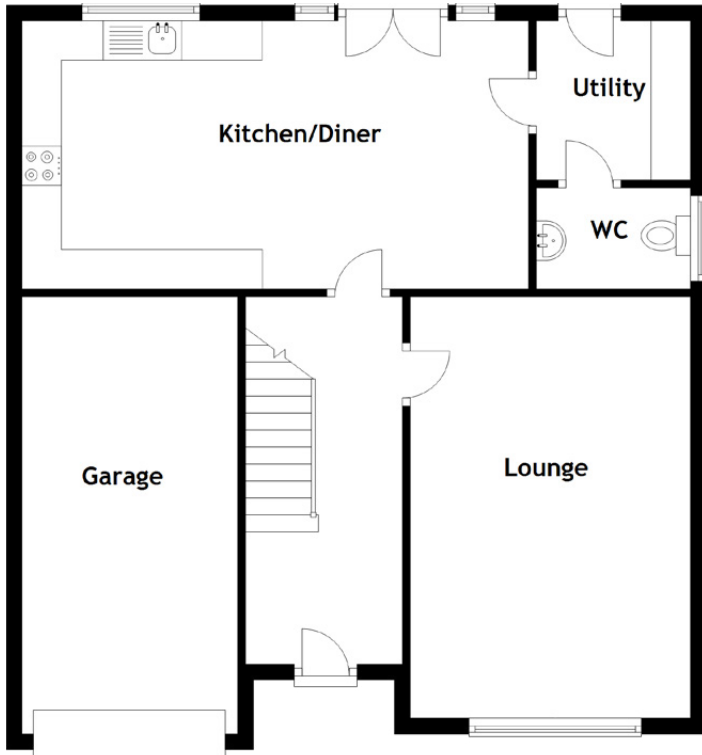
Bedrooms 4&5





The house has a main family bathroom with a shower over the bath, an en-suite in the master bedroom and a separate WC on the ground floor.





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.44m (21'2") x 3.41m (11'2")
Lounge	5.36m (17'7") x 3.56m (11'8")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	4.06m (13'4") x 3.20m (10'6")
Bedroom 3	3.85m (12'8") x 2.75m (9')
Bedroom 4	3.02m (9'11") x 2.96m (9'8")
Bedroom 5	1.99m (6'6") x 1.96m (6'5")
Utility	2.02m (6'8") x 1.96m (6'5")

Bathroom	2.14m (7') x 1.95m (6'5")
En-suite	2.07m (6'10") x 1.85m (6'1")
WC	1.96m (6'5") x 1.29m (4'3")
Garage	5.56m (18'3") x 2.75m (9')

Gross internal floor area (m²): 130m²

EPC Rating: B



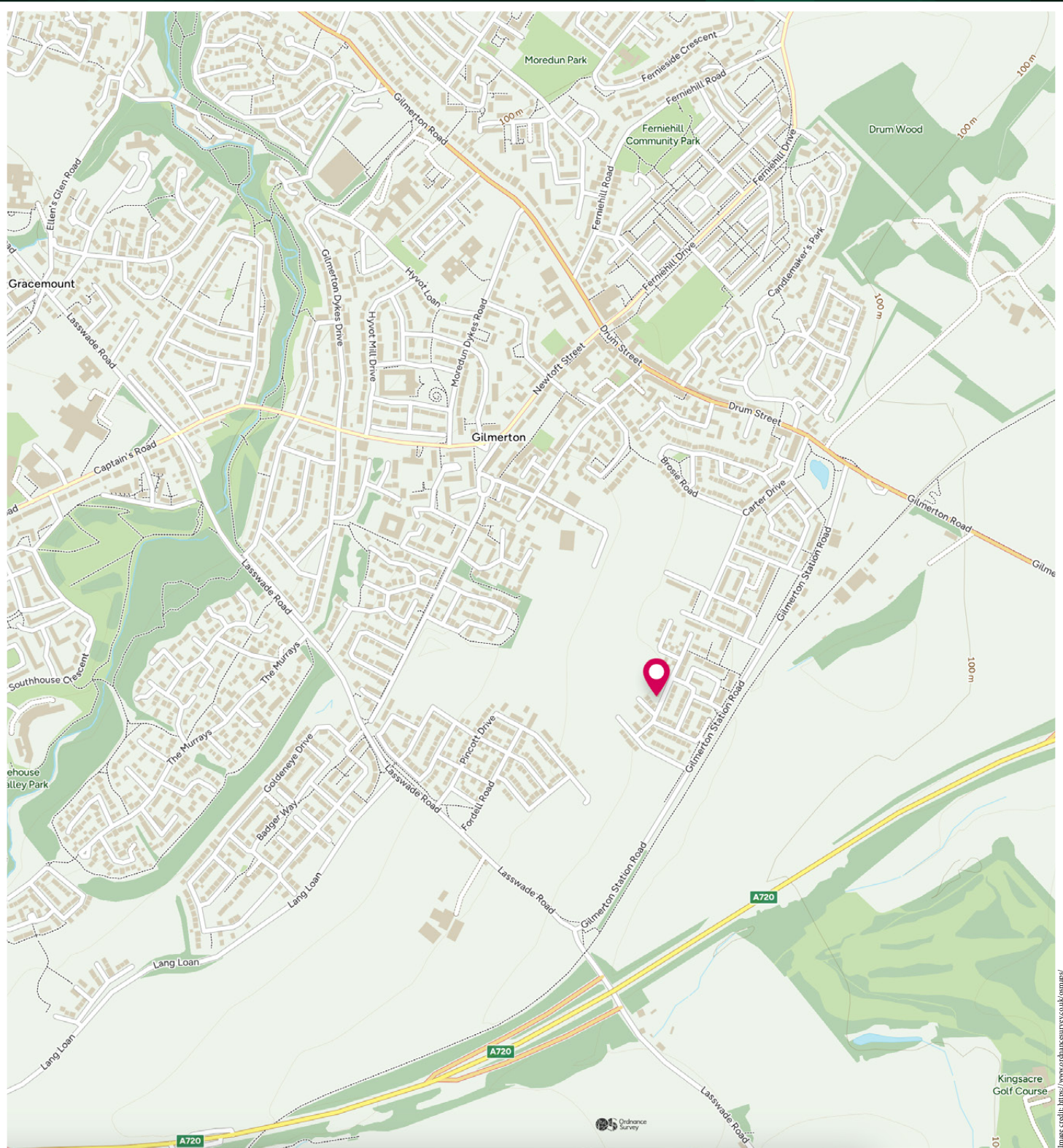
In addition to this, the property includes excellent storage, lovely landscaped front and rear gardens, double drive, single garage and benefits from gas central heating and double-glazed windows, making for a warm and cost-effective home, year-round.





The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within easy reach. The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15-minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system with Livingston only a 20-minute drive away.

Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There is a local nursery within the street and primary and secondary schools are both within easy reach. The property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.



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