



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**25 Hyvot View**

EDINBURGH, EH17 8PQ





# THE LOCATION

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 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.







# THE PROPERTY

An excellent opportunity has arisen to acquire this two-bedroom mid-terraced house, making for an ideal first-time family home and situated within the popular Gilmerton area of Edinburgh. Viewing of this property is highly recommended.

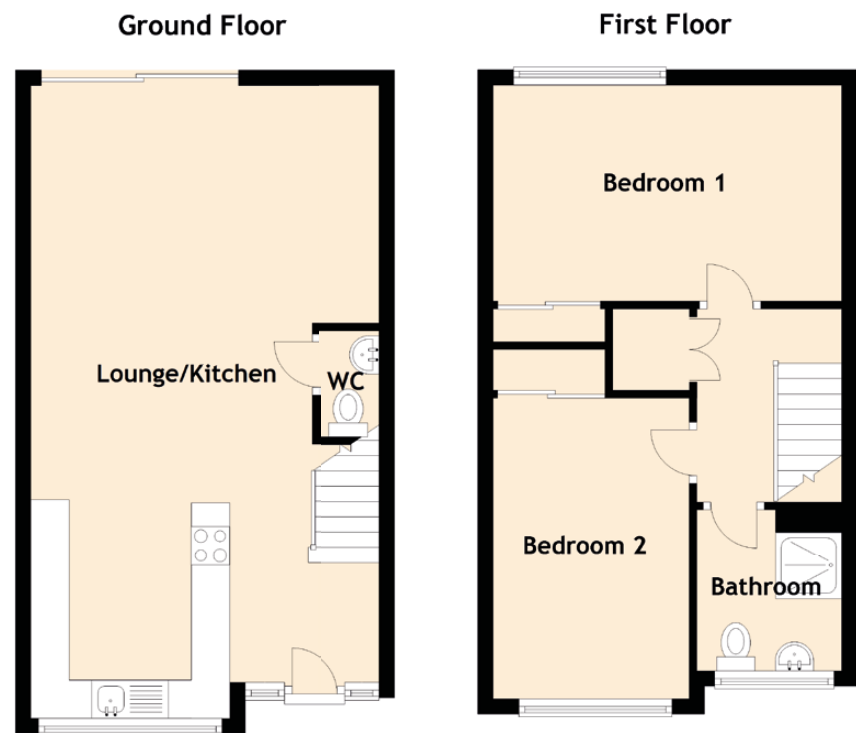
Internally this accommodation is in excellent decorative order, briefly comprising an entrance hallway with a fresh WC, under-stair storage, a bright and spacious open lounge with patio door leading to a sunny rear garden and to a modern, fully equipped kitchen complete with appliances.

First Floor: landing includes a large storage cupboard, a linen cupboard, two spacious double bedrooms, both have built-in wardrobes and a three-piece partially tiled family bathroom, benefiting from an overhead shower. Attic: accessed via the landing, providing more than adequate additional storage space.

The property further benefits from gas central heating, full double glazing, and well kept private garden grounds to the front and rear of the property, including a driveway to the front, accommodating for secure off-street parking as well as more than adequate on-street parking to accommodate for visitors.







Approximate Dimensions (Taken from the widest point)

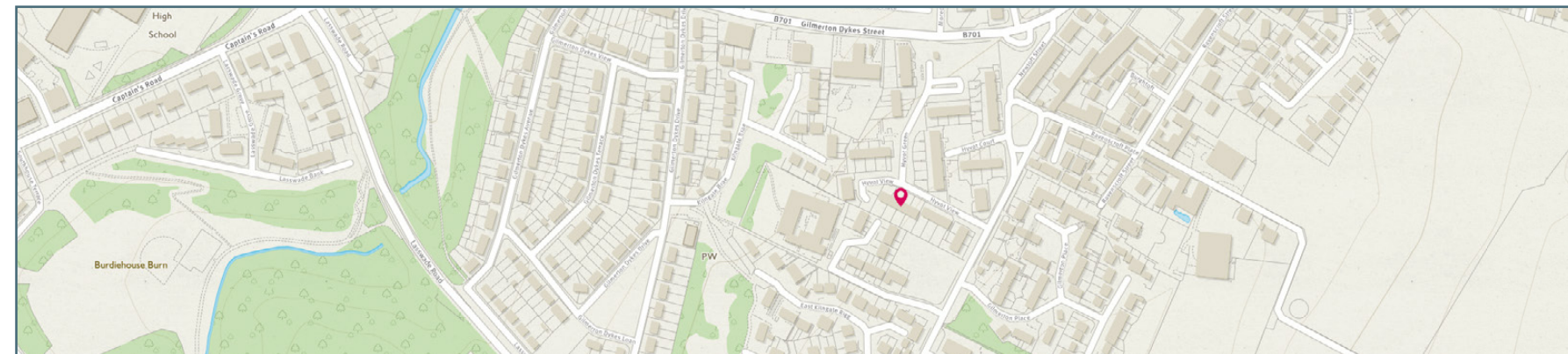
**Ground Floor**  
 Lounge/Kitchen 8.27m (27'2") x 4.55m (14'11")  
 WC 1.39m (4'7") x 0.77m (2'6")

**First Floor**  
 Bedroom 1 4.55m (14'11") x 2.83m (9'3")  
 Bedroom 2 3.93m (12'11") x 2.56m (8'5")  
 Bathroom 2.11m (6'11") x 1.87m (6'2")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale) all fixtures, fittings, fitted floor coverings.  
 Please note, other items may be available through separate negotiation.








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Text and description  
**GARY WALES**  
Surveyor



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Photographer



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Designer