

4 Kilngate Brae

GILMERTON, EDINBURGH, EH17 8UU



*FANTASTIC THREE BEDROOM SEMI-DETACHED HOUSE,
LOCATED IN A POPULAR POCKET OF GILMERTON*



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An excellent opportunity
has arisen to acquire this
fantastic three bedroom
semi-detached house,
located in a popular pocket
of Gilmerton. Early viewing
highly recommended.





Internally, the property is in excellent decorative order consisting of an entrance hallway, WC, a bright and spacious lounge, a large kitchen/diner with an integrated 4-gas hob, electric oven and extractor hood, French doors to the private rear South-facing garden. There are two double bedrooms with ample room for free-standing furniture, a TV aerial point is fitted in bedroom 1. The third single bedroom would make an excellent home office (a phone point is available) or nursery. The property is completed with an internal fully splash-panelled three-piece bathroom with a shower over bath.

This property also benefits from; gas central heating, full double glazing, a driveway, a garden shed with electric power and more than adequate on-street parking for residents and visitors alike.



The Lounge



Kitchen/Diner



WC



The Bedrooms

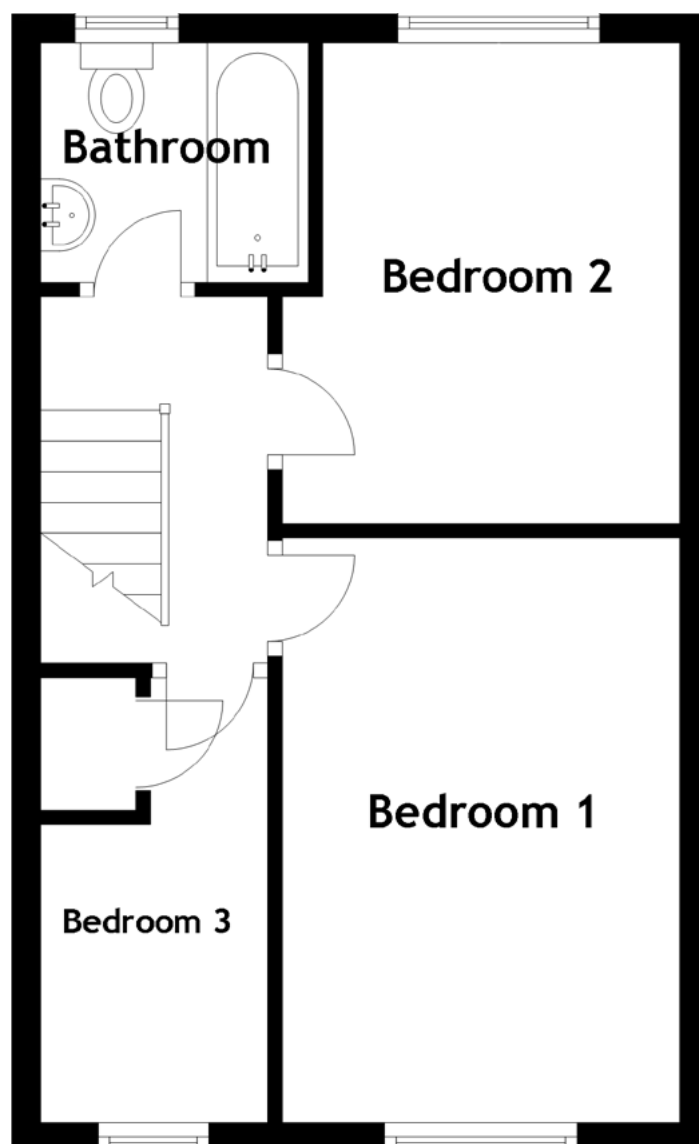
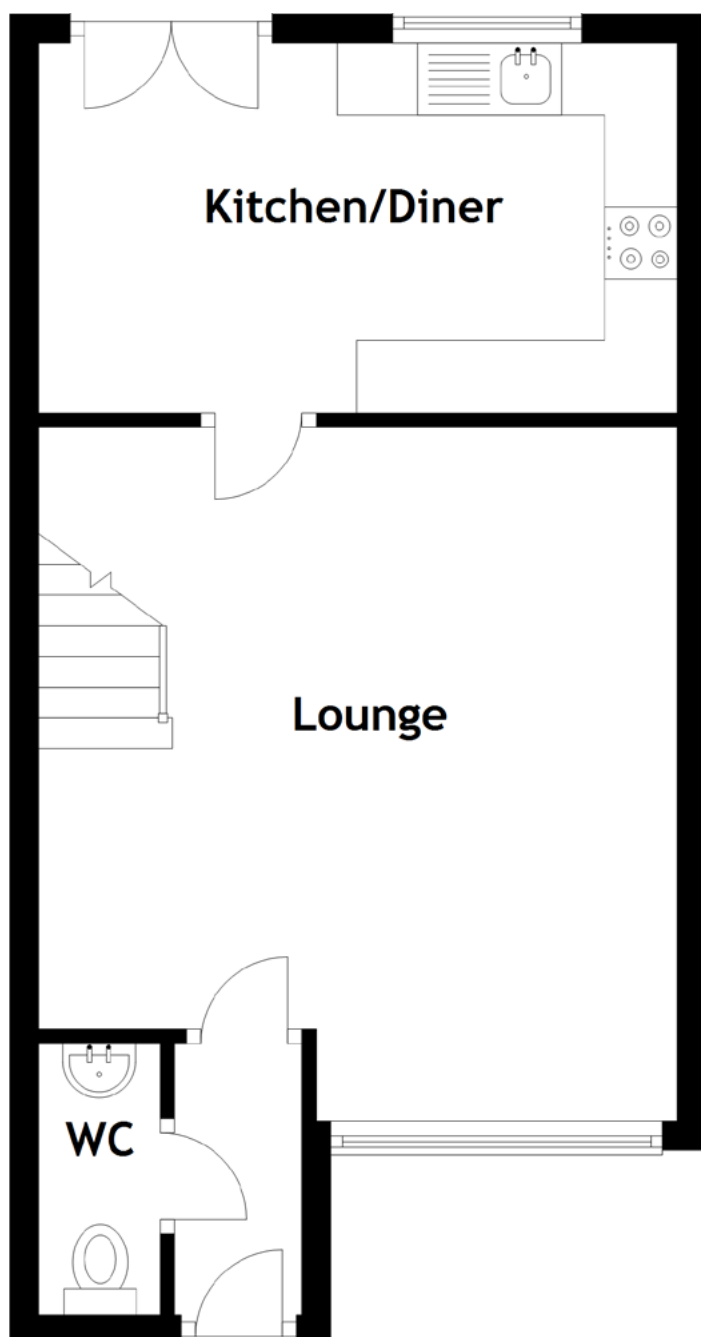




Bathroom







Life Property Management maintain the communal garden ground. The annual charge per property is approximately £225.

Approximate Dimensions

(Taken from the widest point)

Lounge	4.81m (15'9") x 4.42m (14'6")	Gross internal floor area (m ²): 69m ²
Kitchen/Diner	4.42m (14'6") x 2.56m (8'5")	EPC Rating: C
WC	1.88m (6'2") x 0.84m (2'9")	
Bedroom 1	4.05m (13'3") x 2.56m (8'5")	Extras (Included in the sale): Fitted carpets,
Bedroom 2	3.33m (10'11") x 2.00m (6'7")	blinds, lighting, oven, hob and hood. The
Bedroom 3	3.10m (10'2") x 1.76m (5'9")	garden shed with electric power is also
Bathroom	1.85m (6'1") x 1.66m (5'5")	included in the sale.

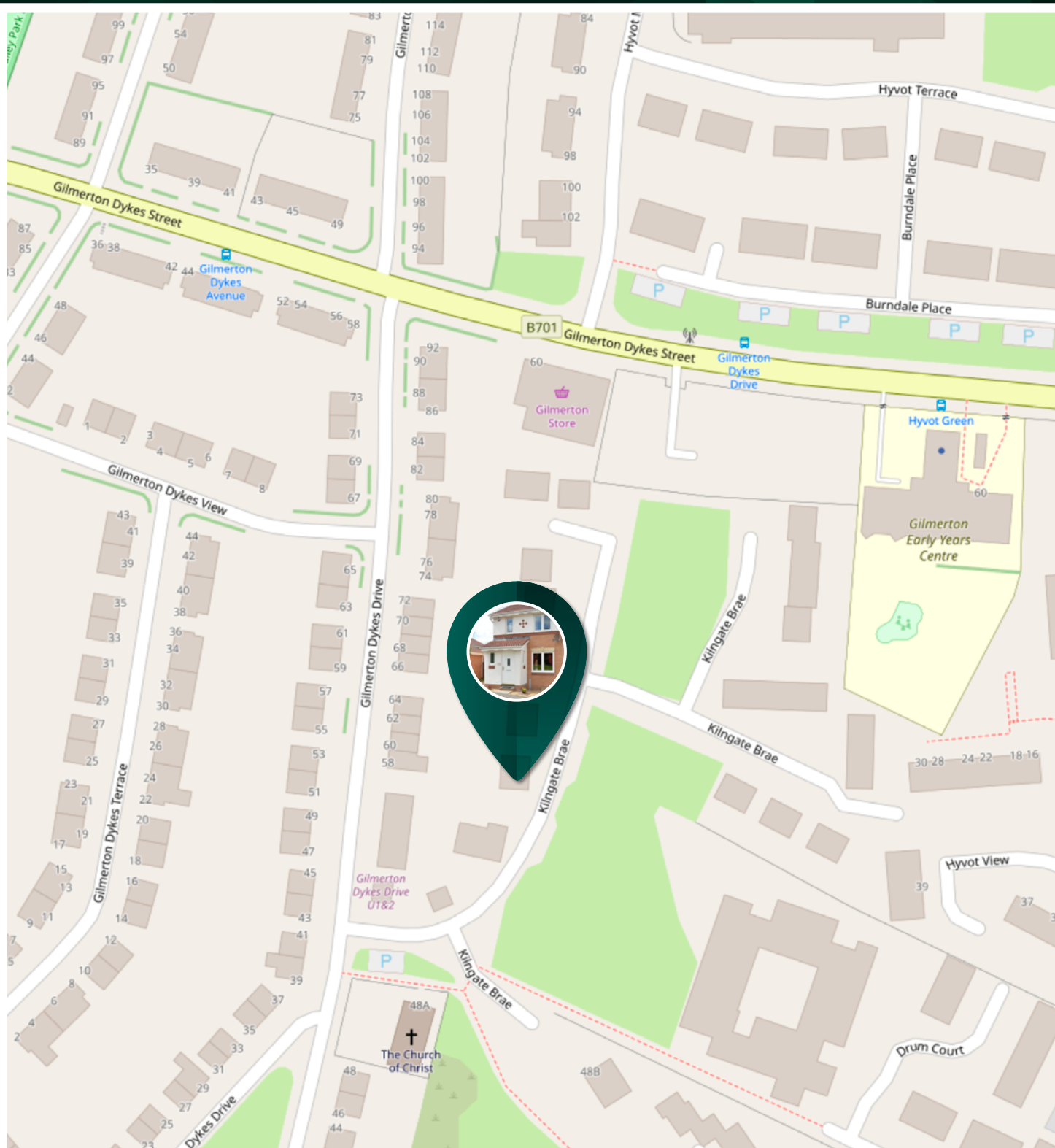
Floor Plan



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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THE SUNDAY TIMES
THE SCOTSMAN



Text and description
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