

5 Kilngate Brae

EDINBURGH, EH17 8UU



*FANTASTIC THREE BEDROOM
SEMI-DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this three-bedroom semi-detached house that is presented in excellent condition. The property sits in a quiet residential street and benefits from mature gardens, gas central heating and double glazing.

The internal accommodation is focused on a bright and spacious lounge which is naturally bright and finished with wooden flooring. There is plenty of space for a large corner sofa and additional supporting furniture. The entrance to the front of the property also has a handy WC.

To the rear of the lounge, a door opens into a breakfasting kitchen. There is a good range of base and wall-mounted units with ample prep and storage space for the aspiring chef. The gas hob and electric oven are integrated and space is provided for further free standing appliances. There is a fitted breakfast bar alongside the French doors which open onto the rear garden.



Upstairs, the first-floor accommodation includes three bedrooms and a bathroom. The master runs the full width at the front of the property and is a well-proportioned double with an integrated wardrobe. The second is also a well-proportioned double room, and the third would make for an ideal home office or nursery. The bathroom is well-finished with partial tiling and includes a three-piece white suite. The first-floor landing also gives access to a large attic space which could easily be converted.





Bedroom 2



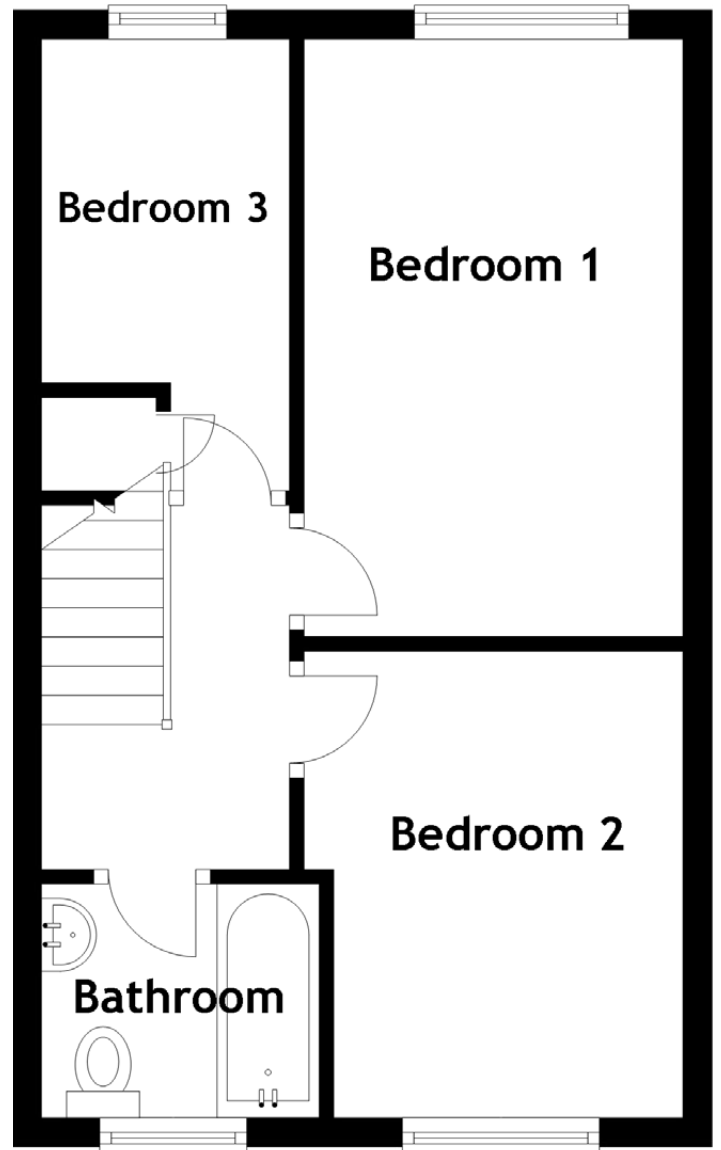
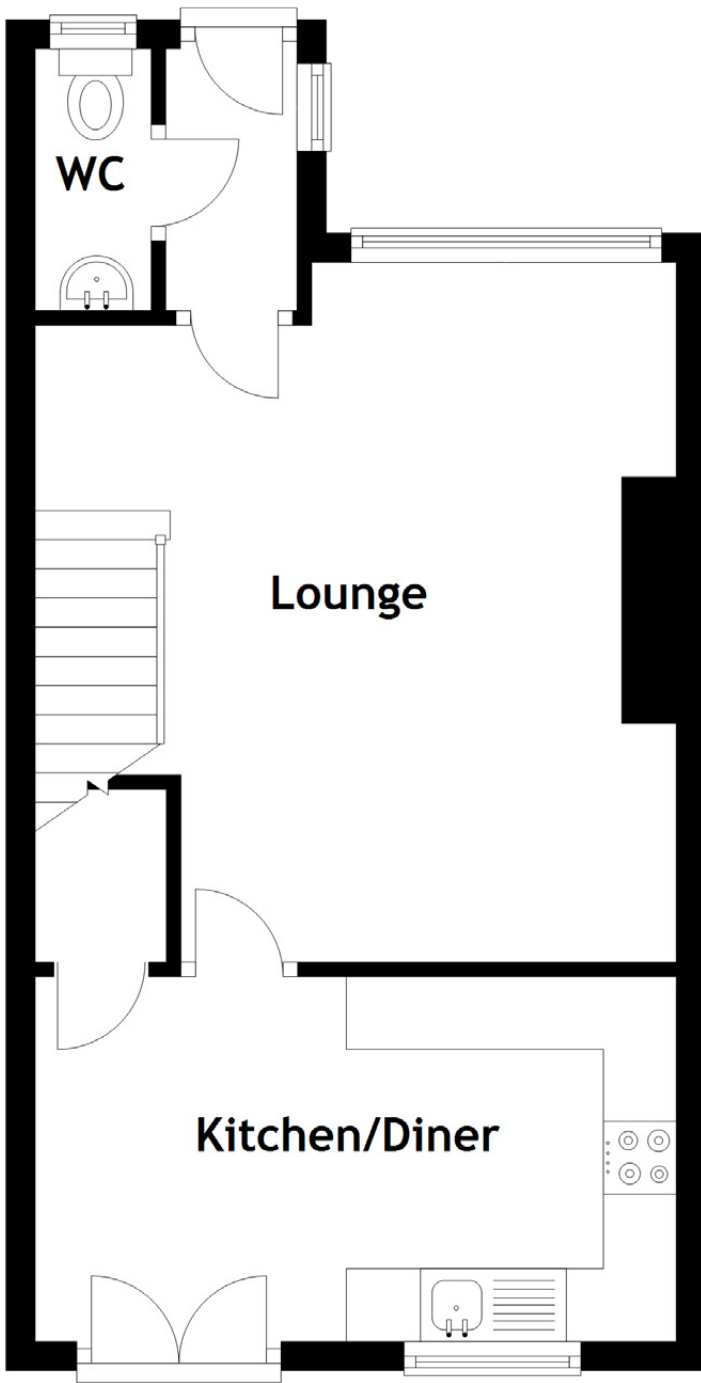


Bedroom 3









Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.40m (14'5")	Bedroom 3	3.10m (10'2") x 1.70m (5'7")
Kitchen/Diner	4.40m (14'5") x 2.50m (8'3")	Bathroom	1.90m (6'3") x 1.60m (5'3")
WC	1.80m (5'11") x 0.80m (2'7")	Gross internal floor area (m ²): 64m ²	
Bedroom 1	4.10m (13'5") x 2.60m (8'6")	EPC Rating: C	
Bedroom 2	3.20m (10'6") x 2.39m (7'10")		



Externally, the property enjoys front and rear gardens largely laid to lawn in keeping with neighbouring properties. The rear garden is south facing and bound to be a hit in the warmer months.

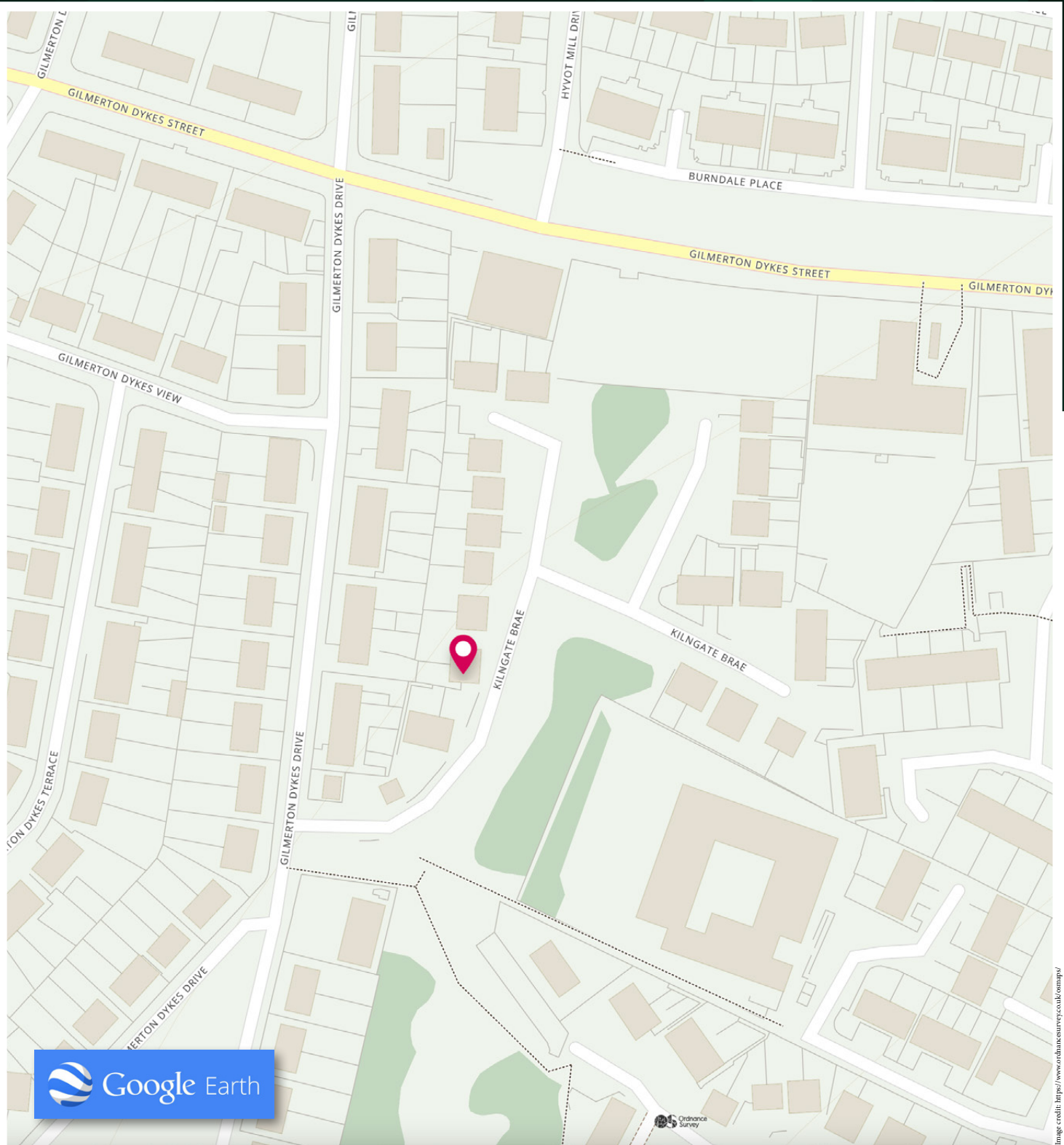
Life Property Management maintains the communal garden ground. The annual charge per property is approximately £225.





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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.