

# 12 East Farm of Gilmerton

EDINBURGH, EH17 8TG



*WELL-PRESENTED TWO BEDROOM MID-TERRACED VILLA WITH PRIVATE GARDEN AND OFF-STREET PARKING*



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A quietly positioned and well-presented two bedroom mid-terraced villa with a private garden and a private parking space to the front. Accessed via a vestibule, the ground floor accommodation comprises a sitting room which leads to a well-equipped kitchen to the rear. The kitchen overlooks the rear garden and has a range of base and wall-mounted units with a range cooker, washing machine and fridge freezer.

Upstairs are two good sized double bedrooms with built-in wardrobes as well as the family bathroom.

Externally the property benefits from private parking space to the front and an easily maintained enclosed garden which is laid to lawn and has a shed to the rear.

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the lounge





Kitchen/diner







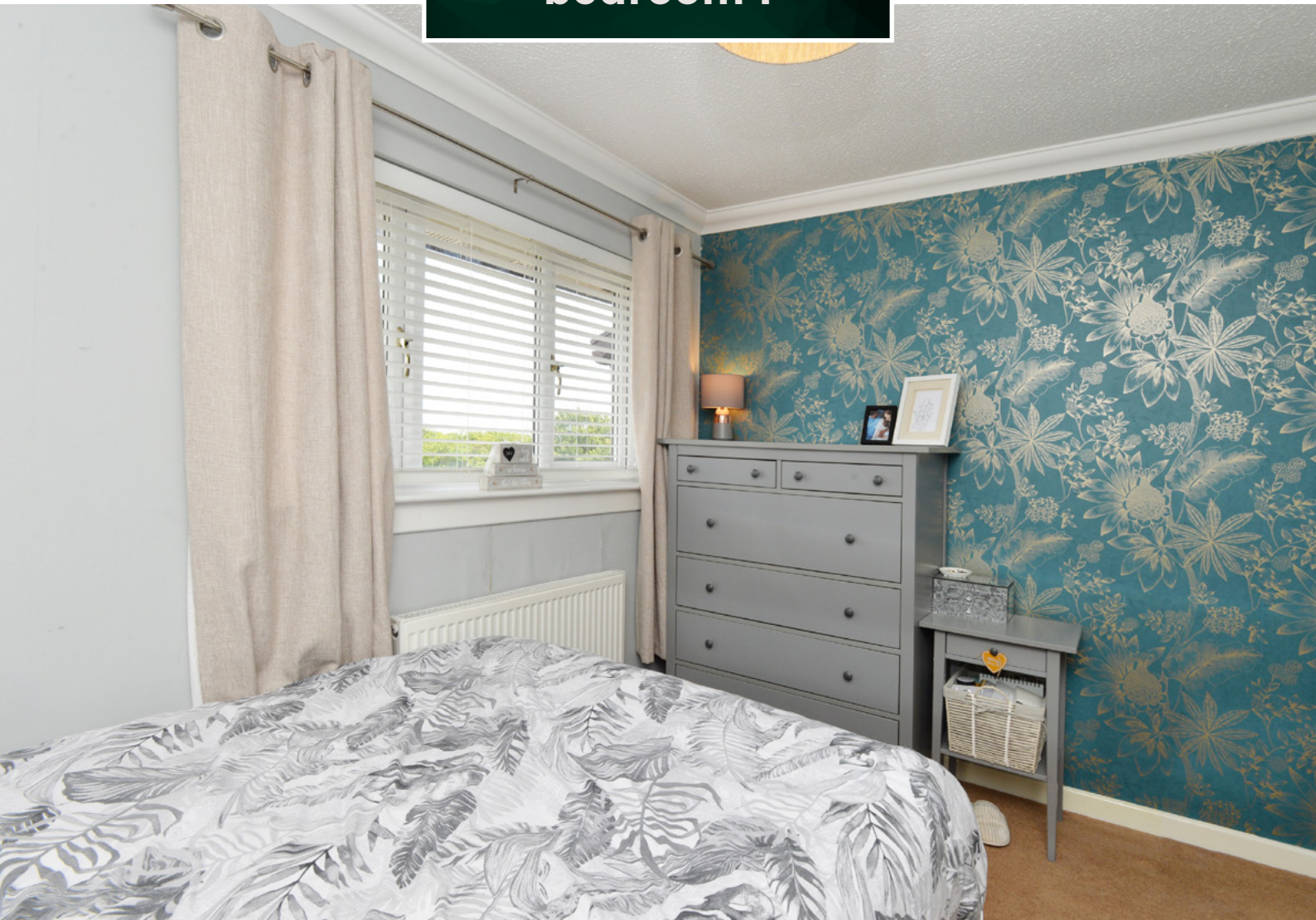
**landing & bathroom**







**bedroom 1**

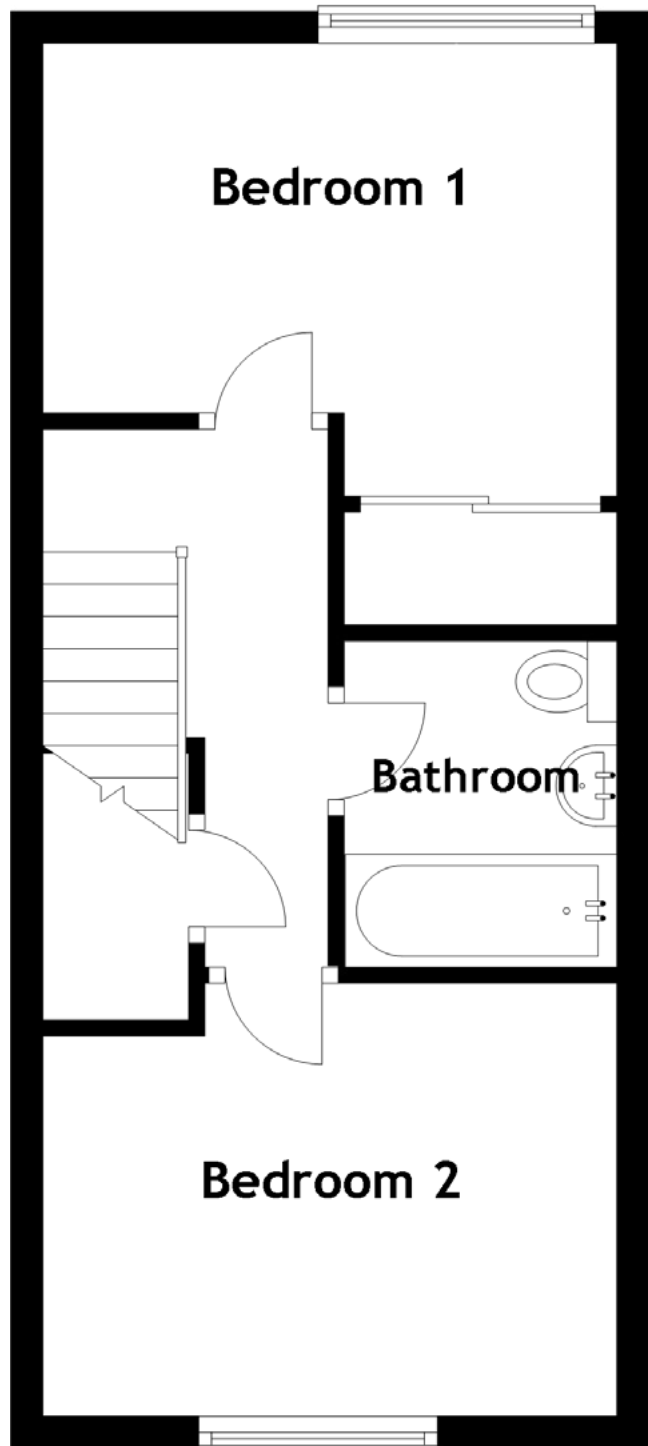
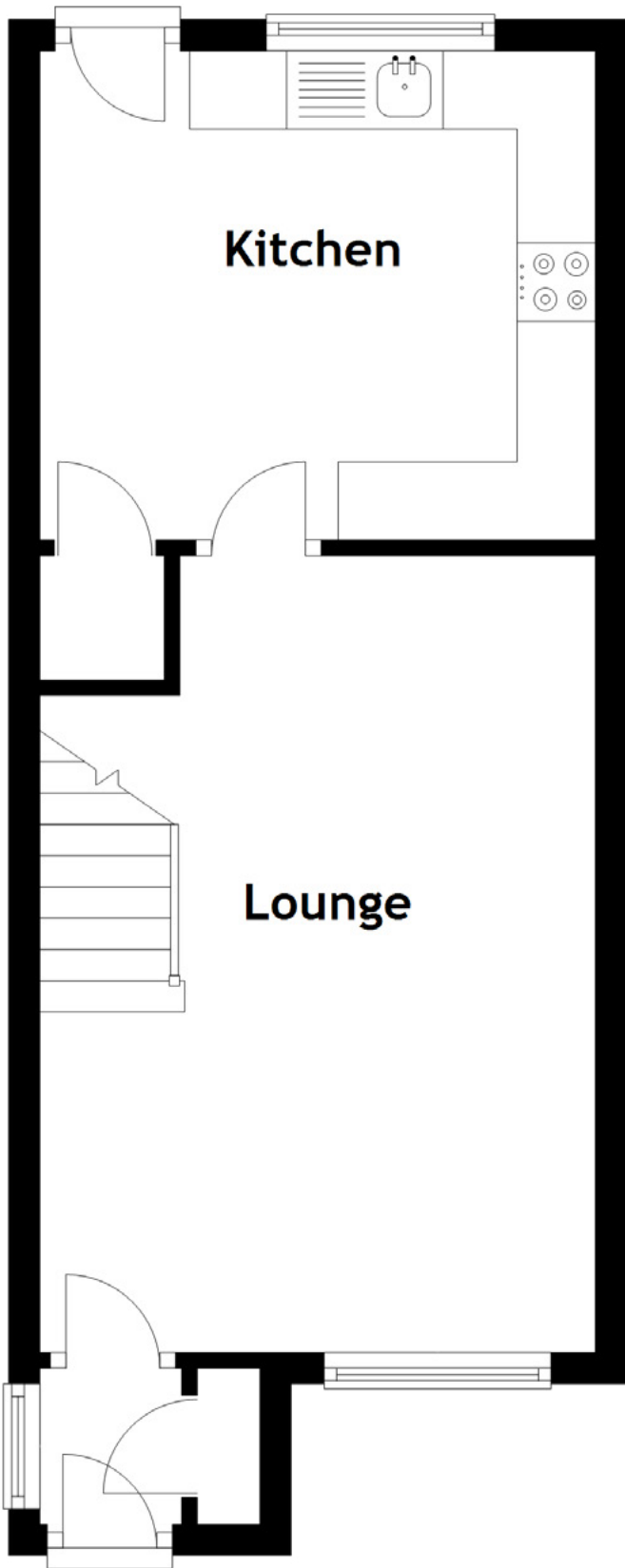






**bedroom 2**





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.55m (11'8")	Bathroom	2.02m (6'8") x 1.69m (5'6")
Kitchen	3.53m (11'7") x 3.13m (10'3")	Gross internal floor area (m <sup>2</sup> ): 63m <sup>2</sup>	
Bedroom 1	3.55m (11'8") x 2.80m (9'2")	EPC Rating: C	
Bedroom 2	3.55m (11'8") x 2.68m (8'10")		





**the garden**







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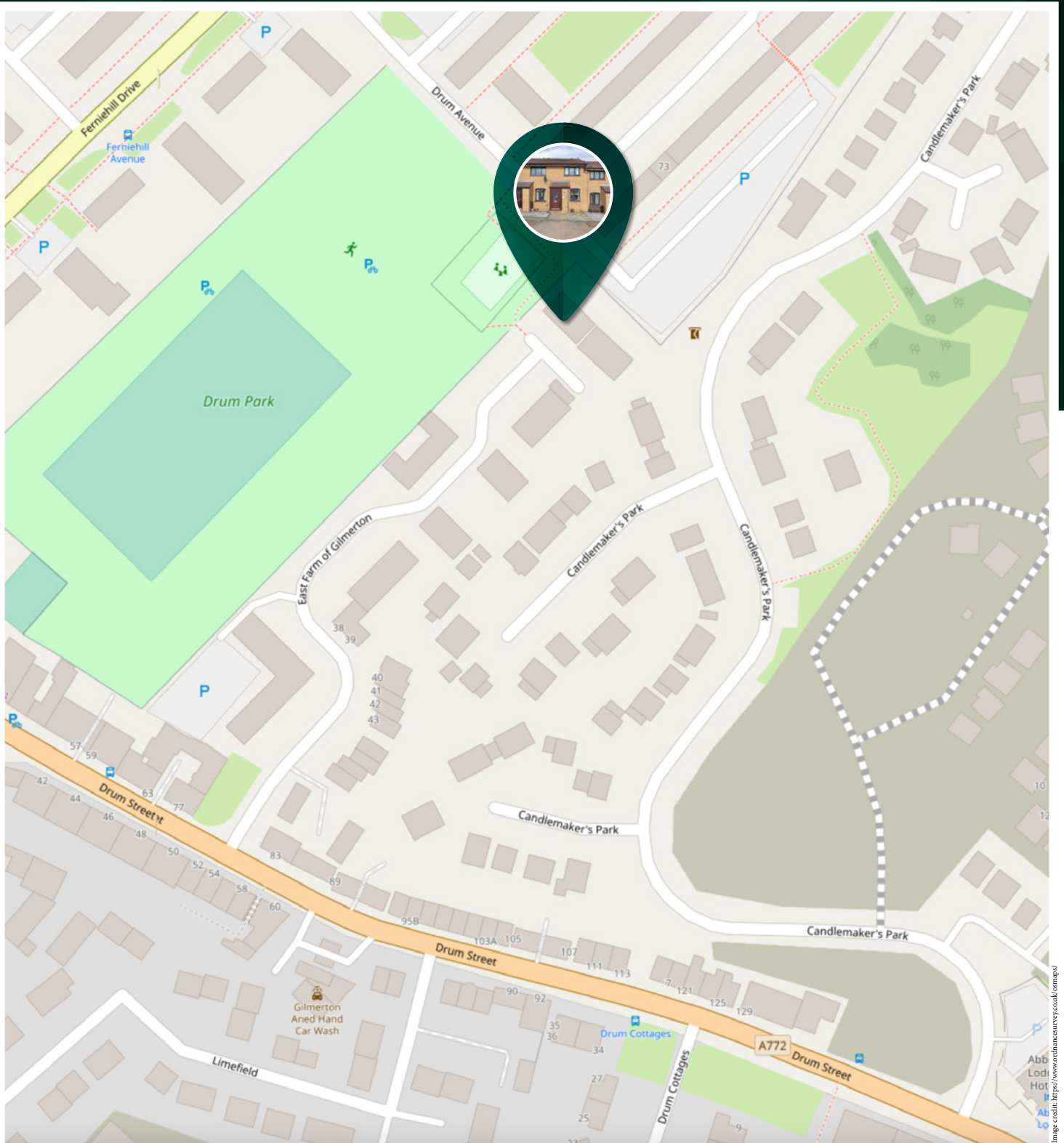
Gilmerton is a popular residential area. Local shops nearby suit daily requirements and excellent shopping facilities are available at the Cameron Toll shopping centre, Fort Kinnaird, and Straiton Park, all only a short journey away by bus or car.

There are good primary and secondary schools in the area and a regular bus service operates to and from the city centre. The city bypass is also readily accessible providing easy access to major motorway networks.

Leisure pursuits are varied and include Gracemount leisure centre, a number of golf courses to include Liberton, and further afield are the Pentland Hills and ski centre.

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