

# 30 Carter Drive

GILMERTON, EDINBURGH, EH17 8GR



*Stunning three bedroom terraced house located in a highly sought after modern estate in Gilmerton*



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A fantastic opportunity has arisen to acquire this stunning three bedroom terraced house located in a highly sought after modern estate in Gilmerton, making for an ideal family home.

# THE LOUNGE



Internally, this accommodation is in excellent decorative order while briefly consisting of;

Ground Floor: a welcoming entrance hallway, a bright and spacious lounge, a fully-fitted kitchen/diner with an integrated 4-gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher as well as downlights, under-unit lighting and French doors to the rear garden. The ground floor also benefits from a partially-tiled two-piece WC with a wall-to-wall mirror and a sizeable understairs cupboard for storage.

# THE KITCHEN/DINER







First Floor: landing with access to the fully-floored loft via a Ramsey ladder, large master bedroom with a built-in double wardrobe and a partially-tiled three-piece ensuite. There are two further double bedrooms both with ample room for freestanding furniture and different configurations as well as a partially-tiled three-piece family bathroom with a heated towel rail. Additional storage can be found off the landing via an airing cupboard that houses the boiler and a generous over-stairs cupboard.

# THE BATHROOM

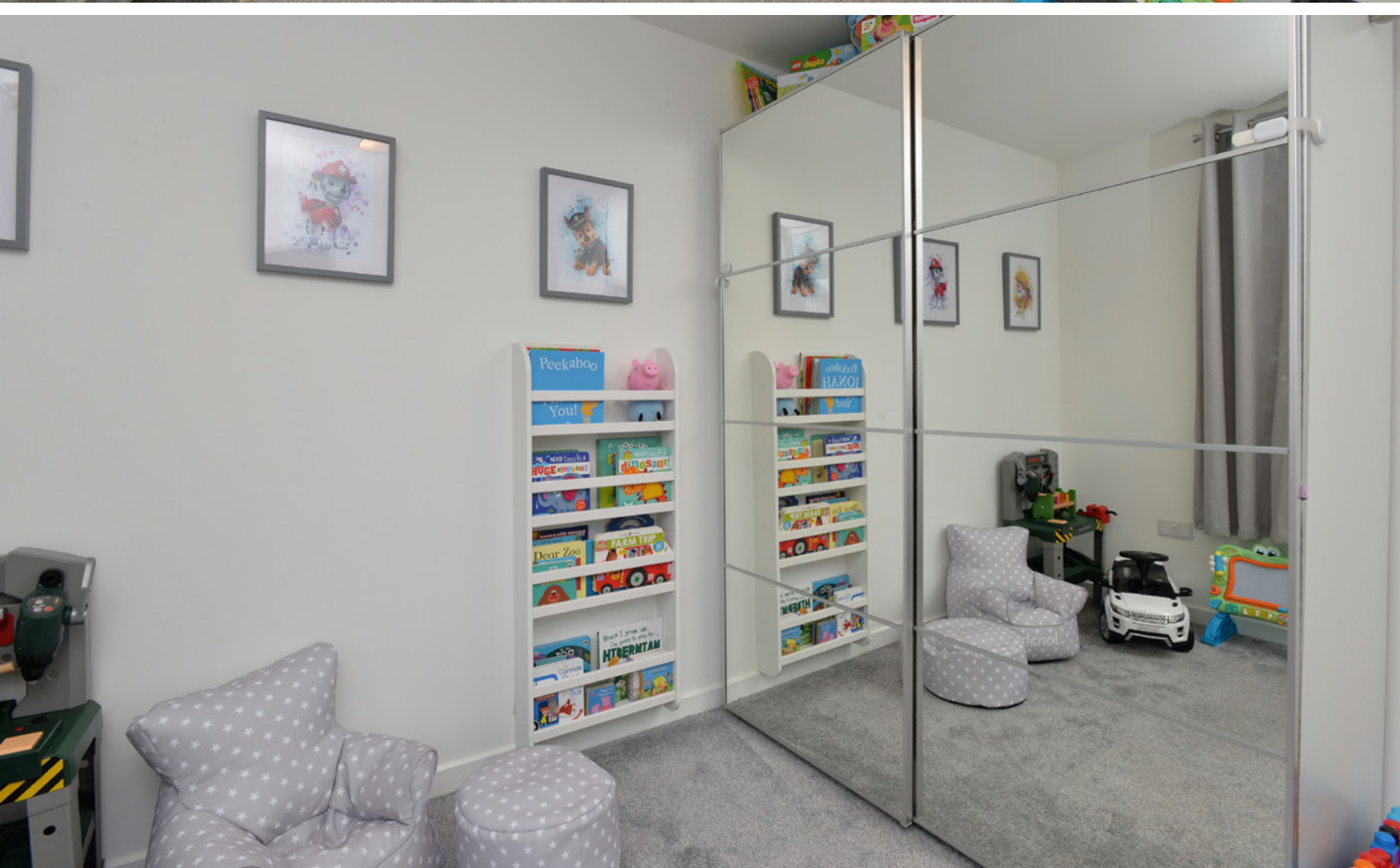


# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





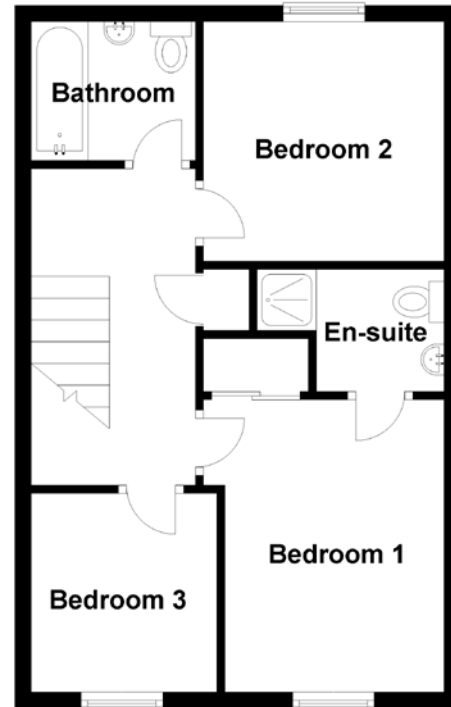
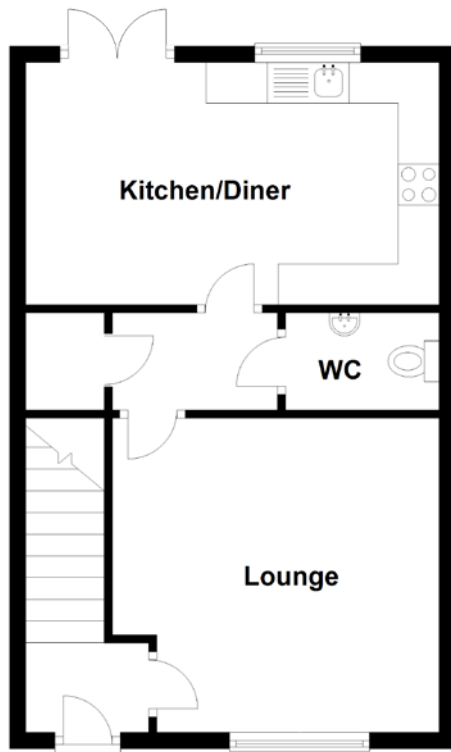
This property also benefits from; gas central heating, full double glazing, private gardens to the front and rear, secure off-street parking and an intruder alarm system. The rear garden has recently been landscaped adding a sandstone patio area and low-maintenance artificial grass.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

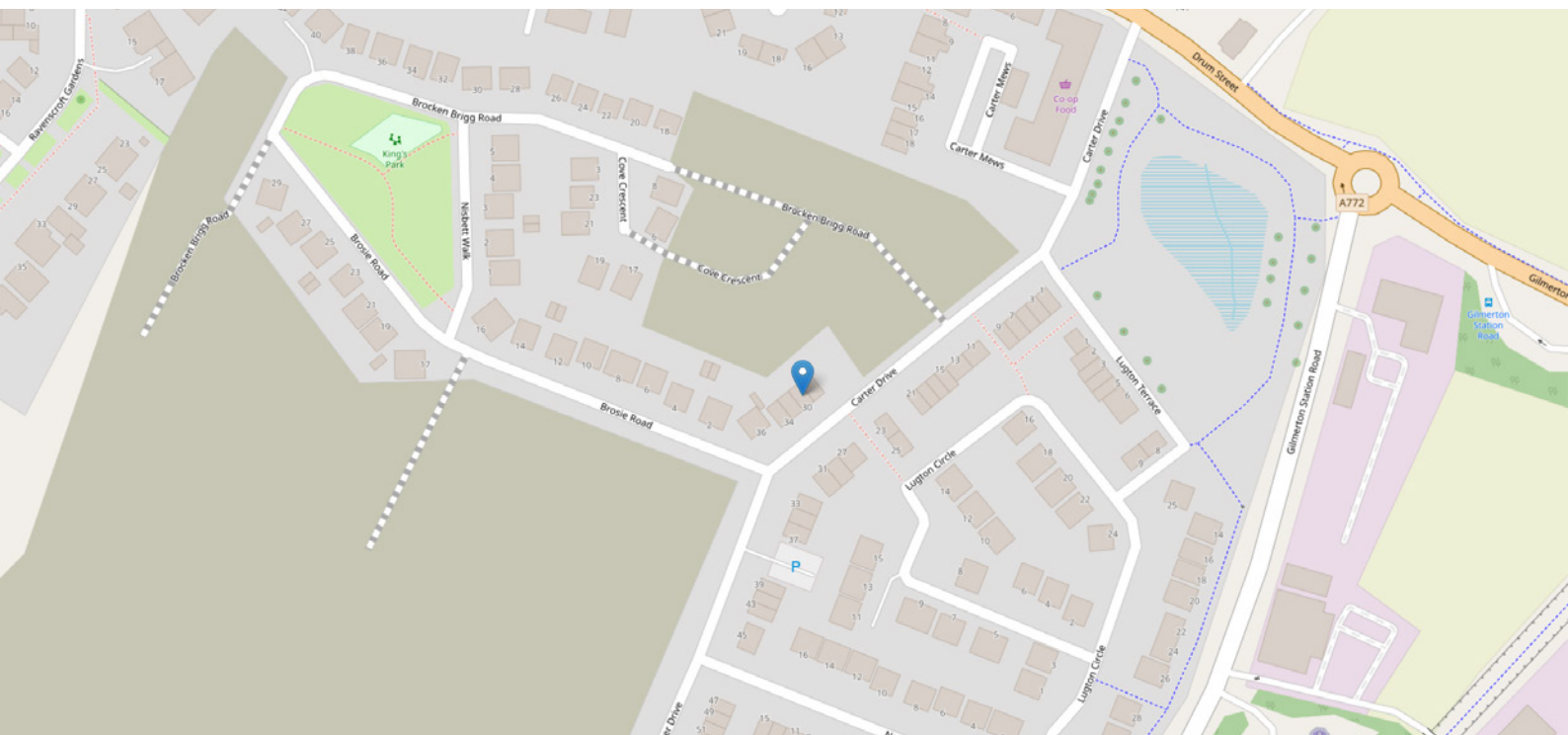
|               |                               |
|---------------|-------------------------------|
| Lounge        | 4.00m (13'1") x 3.85m (12'8") |
| Kitchen/Diner | 5.06m (16'7") x 2.97m (9'9")  |
| WC            | 1.88m (6'2") x 1.19m (3'11")  |
| Bedroom 1     | 3.58m (11'9") x 2.95m (9'8")  |
| En-suite      | 2.29m (7'6") x 1.43m (4'8")   |
| Bedroom 2     | 2.95m (9'8") x 2.93m (9'7")   |
| Bedroom 3     | 2.43m (8') x 2.27m (7'6")     |

Bathroom

2.09m (6'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





# THE LOCATION

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.



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Text and description  
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Surveyor



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