



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**94 The Spinney**

GILMERTON, EDINBURGH, EH17 7LE



# THE LOCATION

GILMERTON, EDINBURGH, EH17 7LE

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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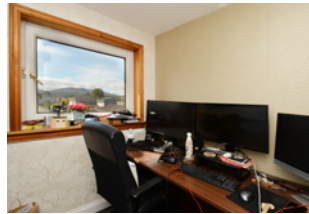
McEwan Fraser Legal is delighted to present this three-bed semi-detached house to the market. This pleasant house is quietly located in an established development in the popular district of Gilmerton. The property is within easy reach of a range of shops and local amenities as well as local schools and nurseries. There is easy access to the Bypass and swift transport links to the city centre and surrounding areas.

The accommodation comprises; a spacious sitting/living room with dual aspect full-length windows, a well-appointed kitchen, 2 good-sized double bedrooms, a nursery/single bedroom and a bathroom with a white 3-piece suite and a shower above the bath.

The property boasts private front and rear gardens and there is ample parking available with the property benefitting from a garage and driveway. The property has gas central heating and full double glazing.







# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	6.62m (21'9") x 4.98m (16'4")
Kitchen	2.60m (8'6") x 2.47m (8'1")
Bedroom 1	3.80m (12'6") x 2.91m (9'7")
Bedroom 2	2.91m (9'7") x 2.79m (9'2")
Bedroom 3	2.78m (9'1") x 2.05m (6'9")
Bathroom	1.96m (6'5") x 1.71m (5'7")
Garage	5.55m (18'3") x 3.21m (10'6")

Gross internal floor area (m²): 69m²

EPC Rating: D

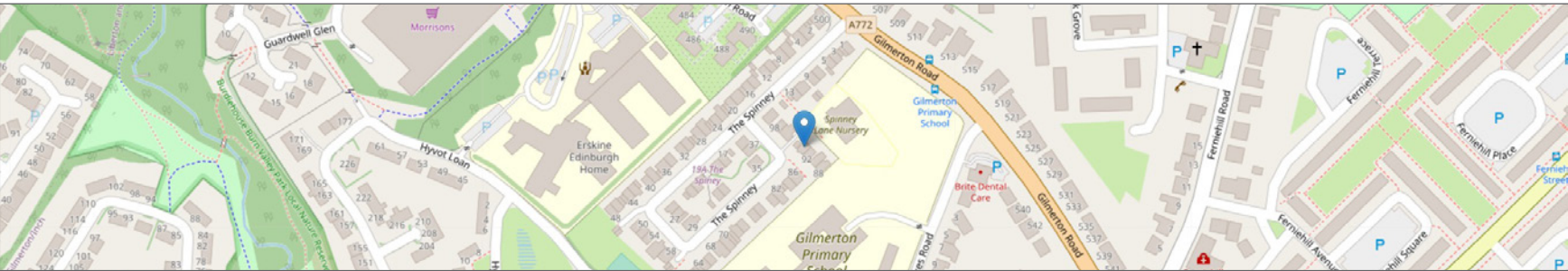


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# McEwan Fraser Legal

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