

42/6 Gilmerton Dykes Road

EDINBURGH, EH17 8PG



Modern two-bedroom flat situated in a quiet residential development that enjoys excellent transport links to the universities, the Royal Infirmary, and the city centre



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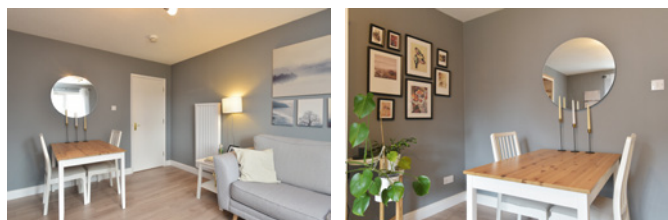


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McEwan Fraser is delighted to present this modern two-bedroom flat to the market. The property is situated in a quiet residential development that enjoys excellent transport links to the universities, the Royal Infirmary, and the city centre. Internally, the property is presented in excellent condition and would make an ideal first-time buy or sound buy-to-let investment. Benefits include double glazing, a secure entry system, and residents' parking.

THE LIVING ROOM



The accommodation is focused on a generous living room which boasts contemporary décor and laminate flooring. The proportions on offer can accommodate large sofas and a dining table giving plenty of flexibility for a purchaser to create their ideal entertaining space.

THE KITCHEN



here is a separate kitchen and clever use of space has allowed the inclusion of a good range of base and wall-mounted units that give excellent prep and storage space. Hob and oven are integrated while space has been provided for a free-standing washing machine and fridge freezer.





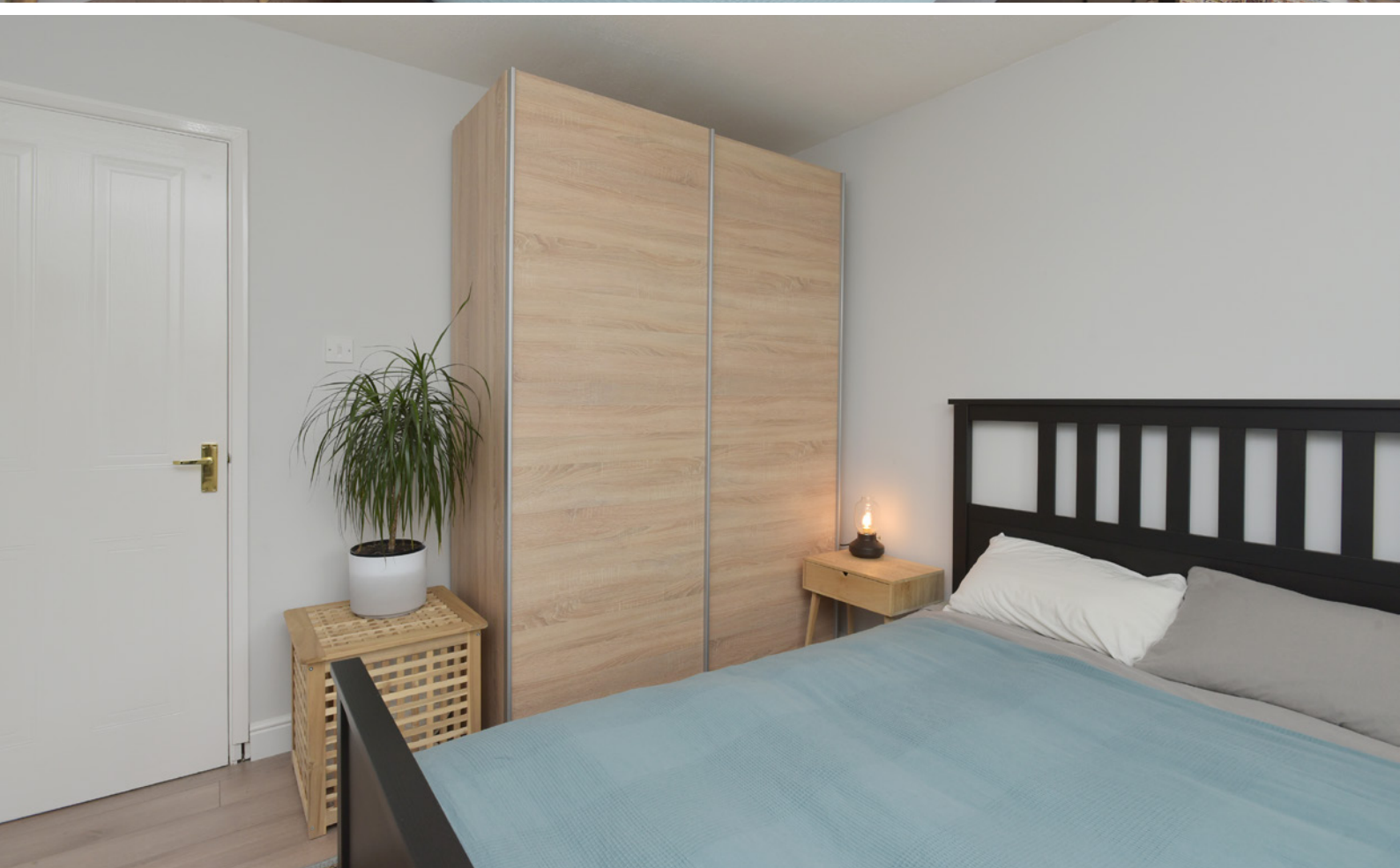
The master bedroom is an ample double with neutral décor, laminate flooring, and plenty of floor space for a full range of free-standing furniture. The second bedroom is a generous single that has integrated storage and could make an ideal home office if desired.

Internal accommodation is completed by the bathroom which enjoys natural light, wet walls, and a white three-piece suite with shower over bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

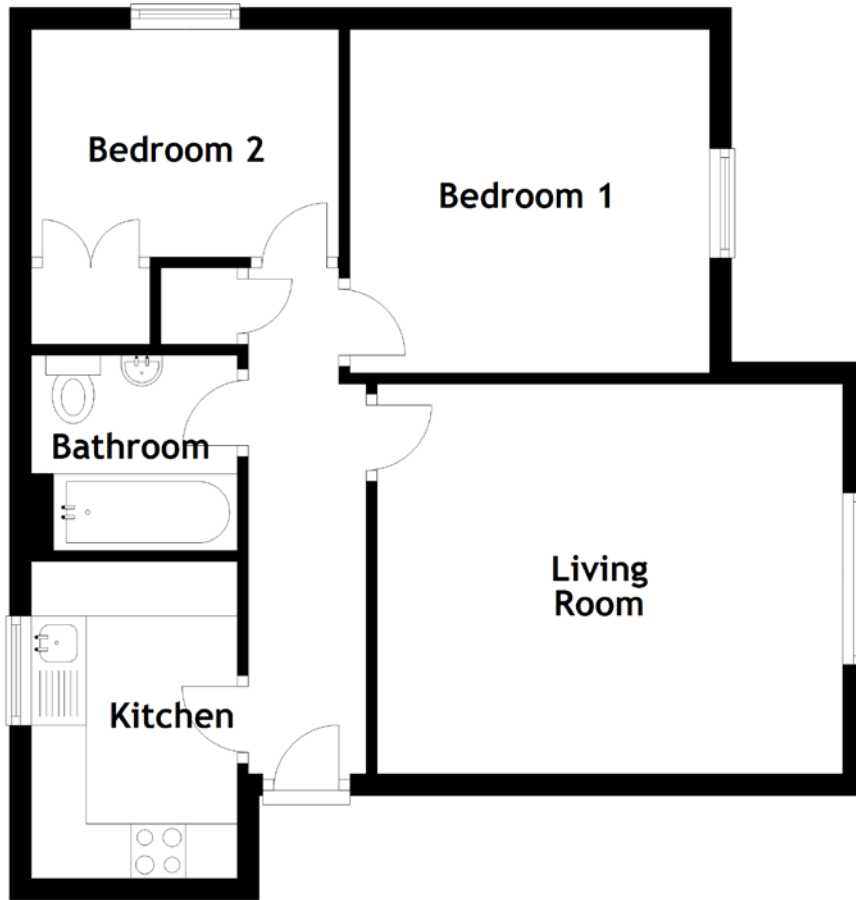


The property sits on well-maintained communal grounds.

VIEWS



FLOOR PLAN, DIMENSIONS & MAP

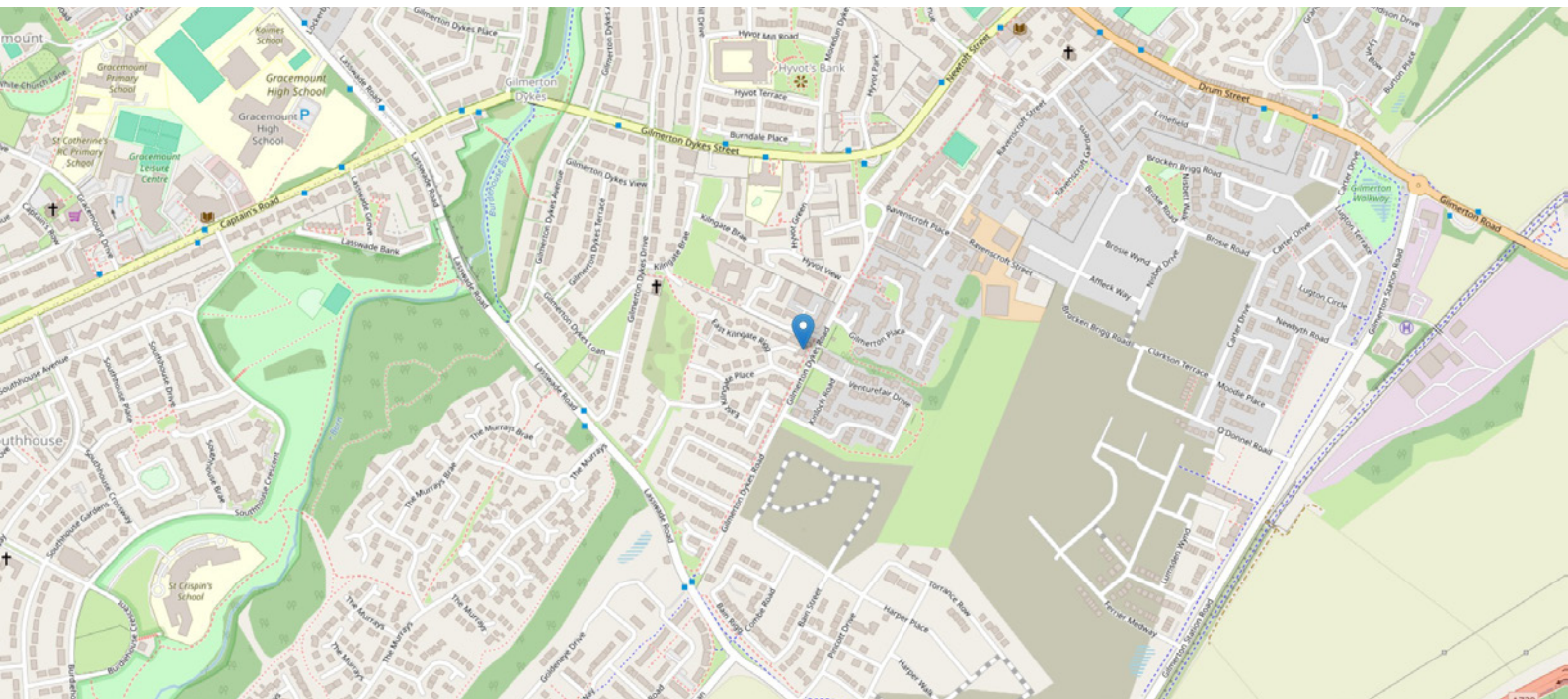


Approximate Dimensions (Taken from the widest point)

Living Room 4.26m (14') x 3.57m (11'9")
 Kitchen 2.90m (9'6") x 1.88m (6'2")
 Bedroom 1 3.29m (10'10") x 3.15m (10'4")

Bedroom 2 2.81m (9'3") x 2.08m (6'10")
 Bathroom 1.88m (6'2") x 1.79m (5'10")

Gross internal floor area (m²): 48m²
 EPC Rating: D



THE LOCATION

The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids Hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within walking distance.





The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15-minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system with Livingston only a 20-minute drive away. Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There is a local nursery within the street and primary and secondary schools are both within easy reach. The property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.



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