

11 Burghtoft

GILMERTON, EDINBURGH, EH17 8RR



Beautifully presented semi-detached two-bedroom villa is perfectly placed to take advantage of all the area has to offer



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A fantastic opportunity has arisen to acquire this superb two-bedroom first floor flat, making for an ideal first-time purchase or buy-to-let opportunity while being well located within the popular South Gyle area of Edinburgh.

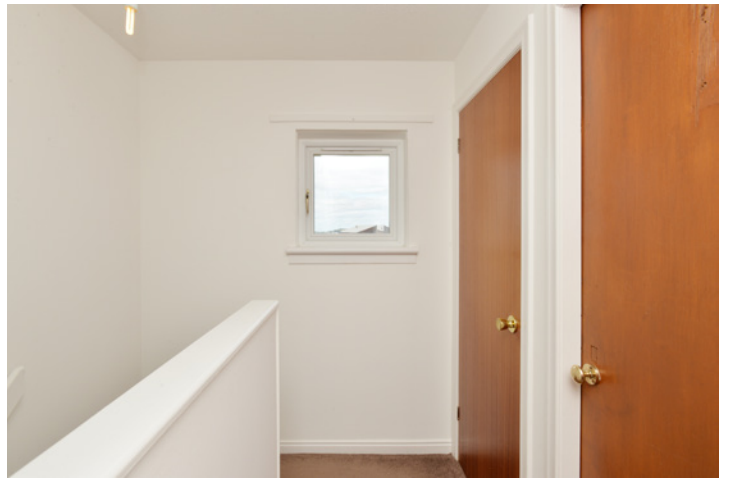
THE LOUNGE



The property comprises; on the ground floor a spacious lounge and an open plan modern kitchen/dining room with floor and wall units, this room also gives access to the rear garden which is laid to lawn.

THE KITCHEN





Upstairs, there are two generous double bedrooms and a bathroom with a shower over the bath.

BEDROOM 1



BEDROOM 2



THE BATHROOM

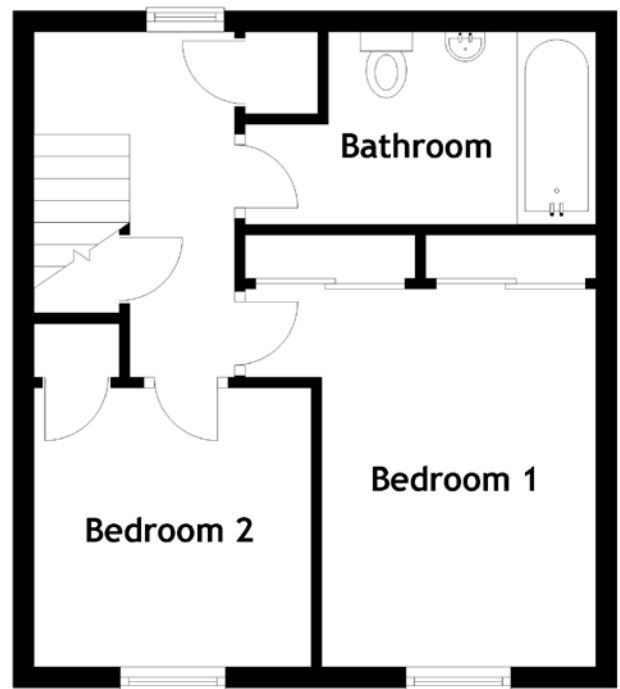
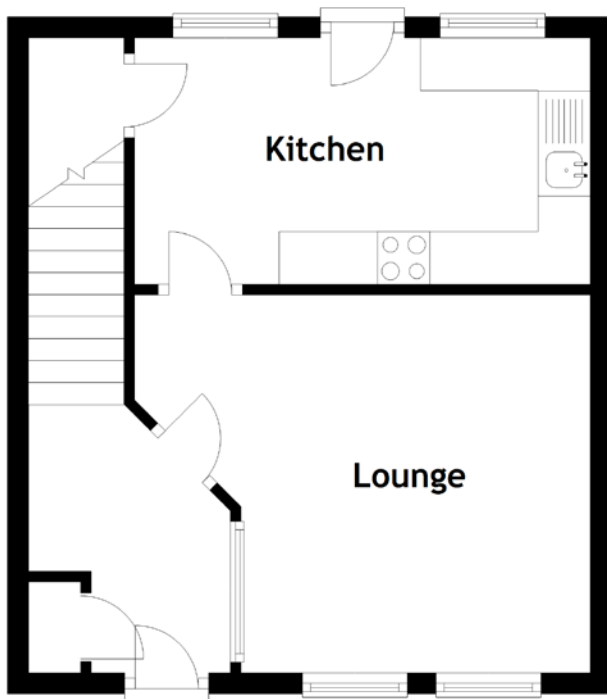


There is also ample residents and visitor parking within the development.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP

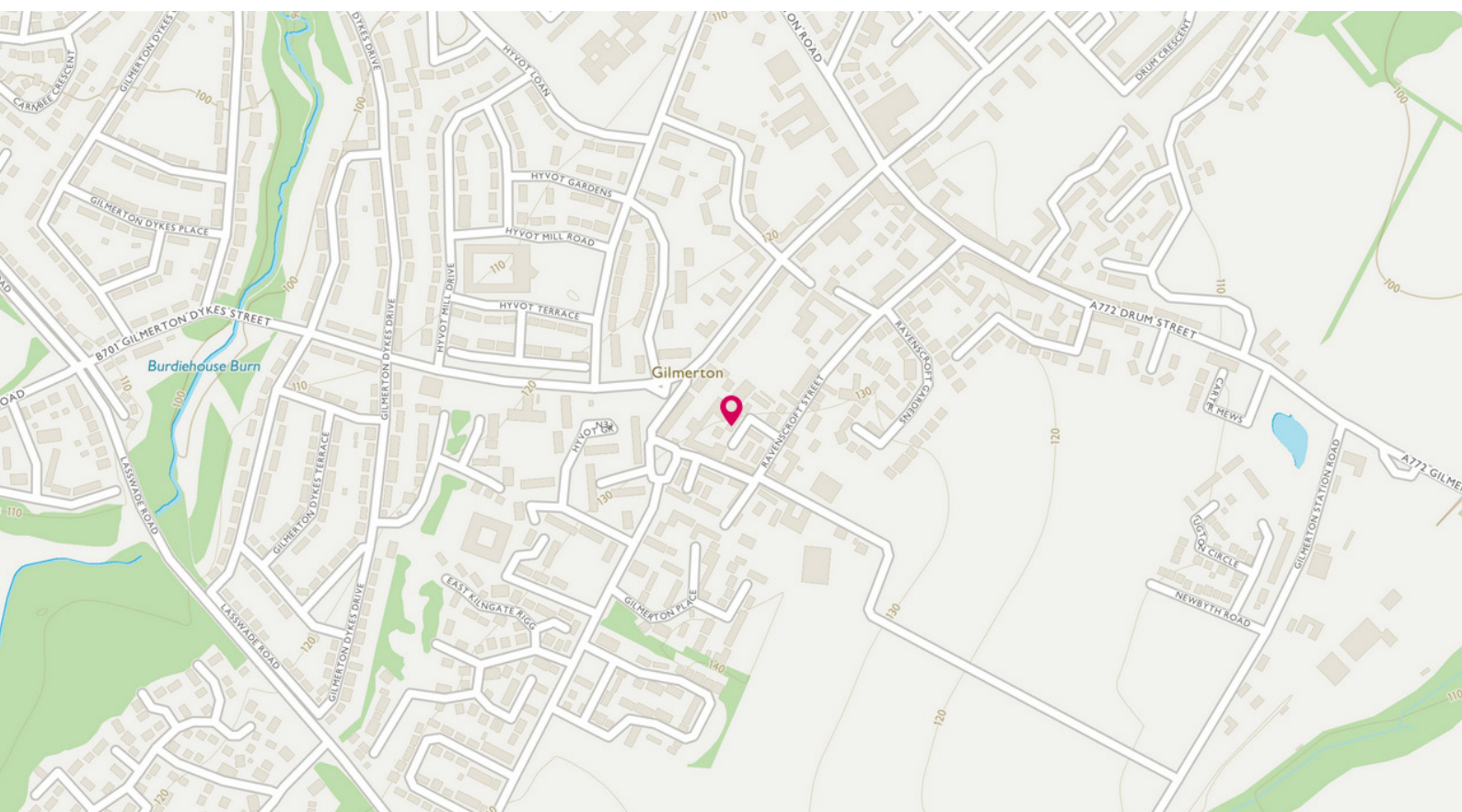


Approximate Dimensions (Taken from the widest point)

Lounge	4.34m (14'3") x 3.59m (11'9")
Kitchen	4.34m (14'3") x 2.34m (7'8")
Bedroom 1	3.59m (11'9") x 3.34m (10'11")

Bedroom 2	2.65m (8'8") x 2.64m (8'8")
Bathroom	3.34m (10'11") x 1.83m (6')

Gross internal floor area (m²): 66m²
EPC Rating: D



THE LOCATION

Gilmerton is a popular residential area situated on the south side of the city, approximately 4 miles from Princes Street to which there are excellent public transport services.





Local shops and services are first class and include small speciality shops as well as large branches of both Lidl and Morrisons. The Straiton Retail Outlet which plays host to a number of High Street names, Ikea and Costco is within a short drive. Schooling is well represented from nursery through to senior level.

The Royal Infirmary and Medical School are readily accessible, as are a number of Edinburgh University's buildings. Leisure options include a wide variety of activities for children and adults alike at the Gracemount Leisure Centre, Liberton Golf Course and the wonderful open spaces of the Pentland Hills Regional Park and Winter Sports Centre.



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