

# 4 Florence McNeill Street

GILMERTON, EDINBURGH, EH17 8PN



*IMMACULATE 3-BEDROOM  
SEMI-DETACHED HOUSE IN GILMERTON*



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Nestled in the sought-after area of Gilmerton, this stunning three-bedroom semi-detached house, built in 2024, offers contemporary living in immaculate condition. Designed with style and practicality in mind, this home is perfect for families or professionals alike.



As you step through the front door, you are greeted by a bright and spacious living room to your right. This inviting space is filled with natural light, creating a warm and welcoming ambiance, ideal for relaxing or entertaining guests.









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Continuing down the hallway, you'll find the heart of the home: a modern kitchen/diner, finished to an exceptionally high standard. Equipped with top-quality appliances, including a gas hob, double oven, fridge/freezer, dishwasher, and washing machine, this kitchen combines functionality with style. The abundance of countertop space and storage ensures ease of use, while the dining area comfortably accommodates a dining suite. Double doors lead out to the rear garden, seamlessly blending indoor and outdoor living. A conveniently located W.C. completes the ground floor layout.

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## Kitchen/Diner









Upstairs, the property boasts three generously sized double bedrooms. The principal bedroom features a three-piece en-suite bathroom for added comfort and privacy. The remaining two bedrooms offer versatility, perfect for children, guests, or a home office.









**Bedroom 2**





**Bedroom 3**

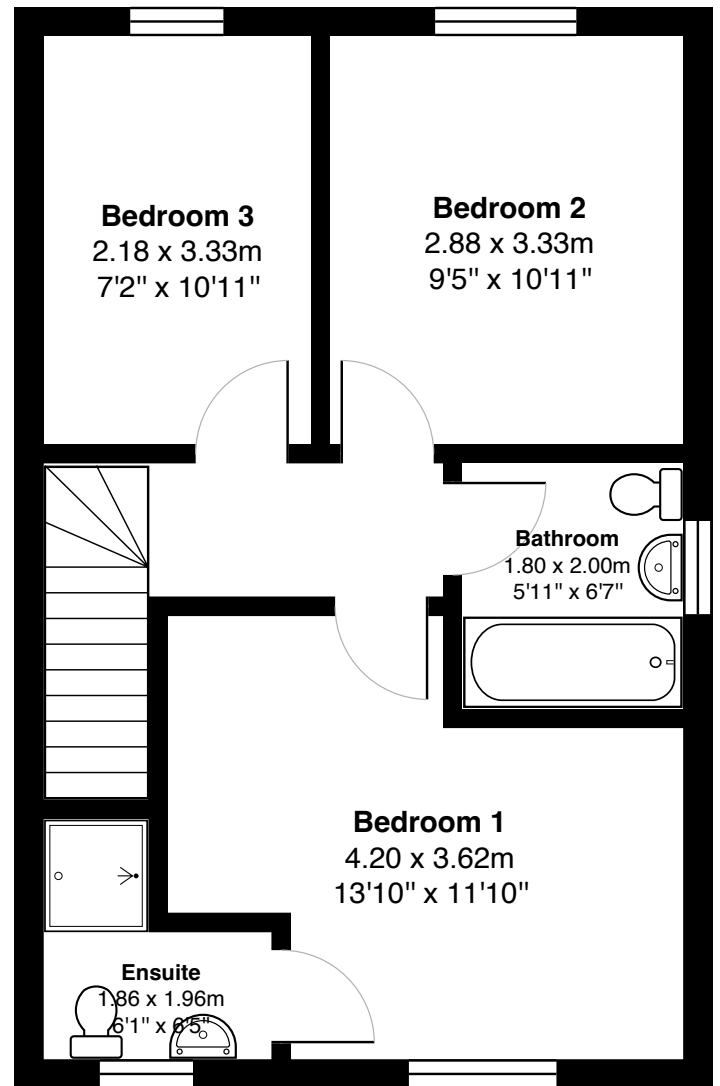
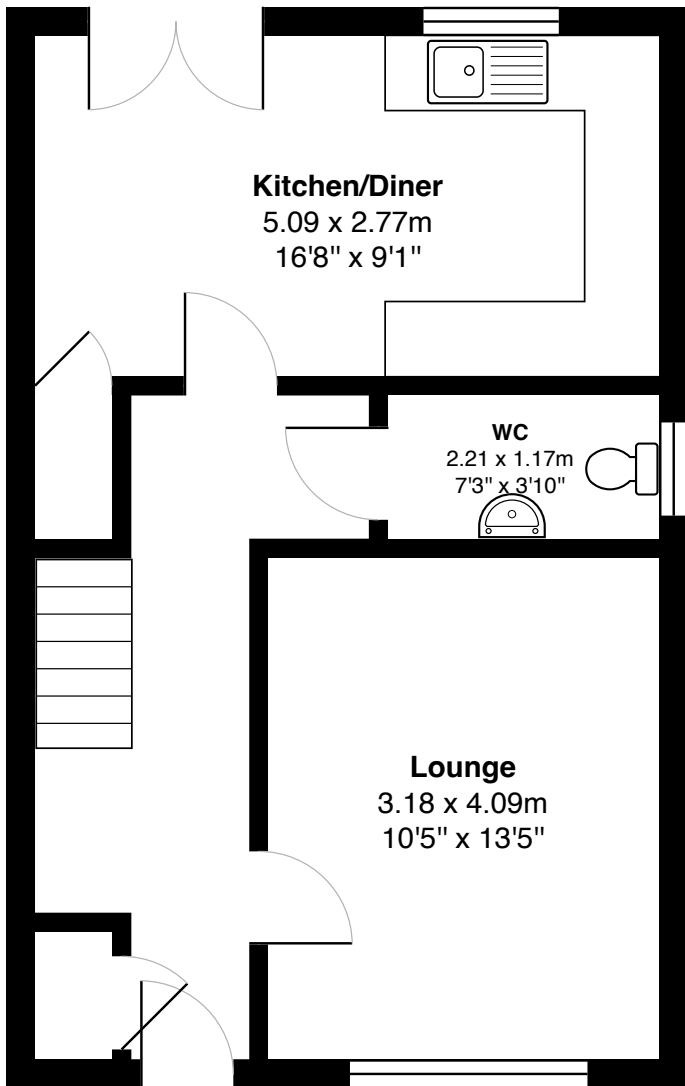






A sleek and modern three-piece family bathroom serves this floor, providing additional convenience.





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

EPC Rating: B



To the rear of the property, you will find a large, private garden, a perfect space for outdoor entertaining, gardening, or simply unwinding in the fresh air.

With its modern design, high-quality finishes, and excellent location in Gilmerton, this property offers a rare opportunity to acquire a move-in-ready home tailored for contemporary living. Early viewing is highly recommended.







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The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, which is minutes' drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.

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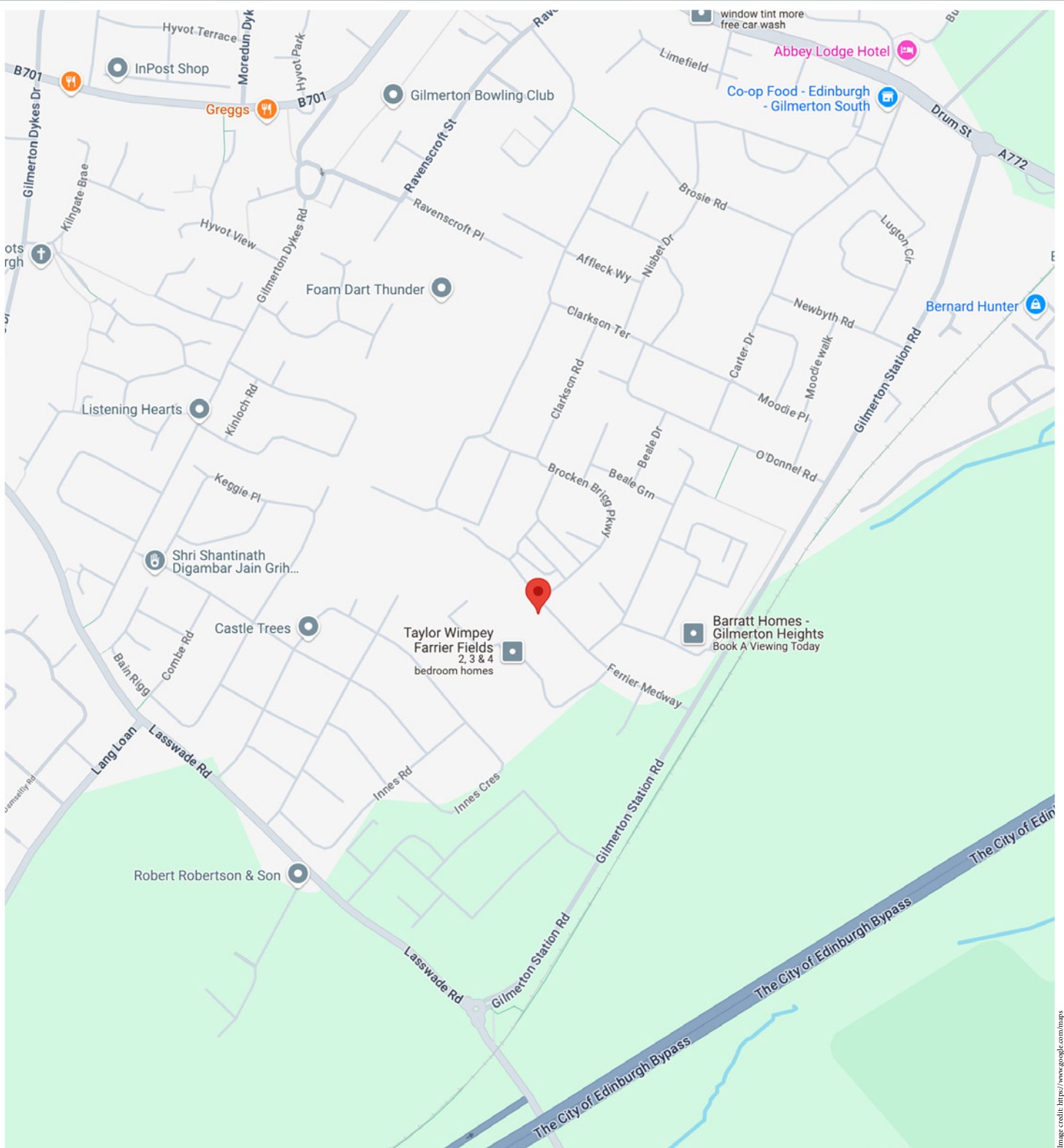


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