

214 Gilmerton Dykes Dr

GILMERTON, EDINBURGH, EH17 8LW



*Generously Proportioned Three-Bedroom
Semi-Detached Family Home In Gilmerton*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home in the Gilmerton area of Edinburgh.

THE LIVING ROOM



Inside, the property comprises a spacious living area which is a great size and offers various possibilities for furniture arrangements, whilst being flooded by natural light through the large window.

THE KITCHEN



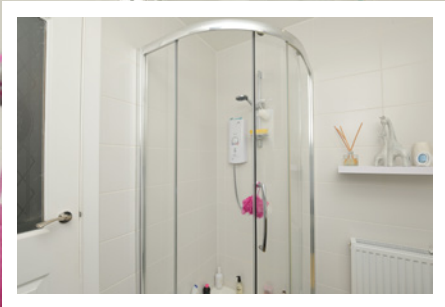
The fully equipped kitchen is modern and gives direct access to the generously sized, private rear garden. The kitchen is fitted with a gas hob, double fan oven with integrated washing machine and dishwasher with space for an American-style freestanding fridge freezer.



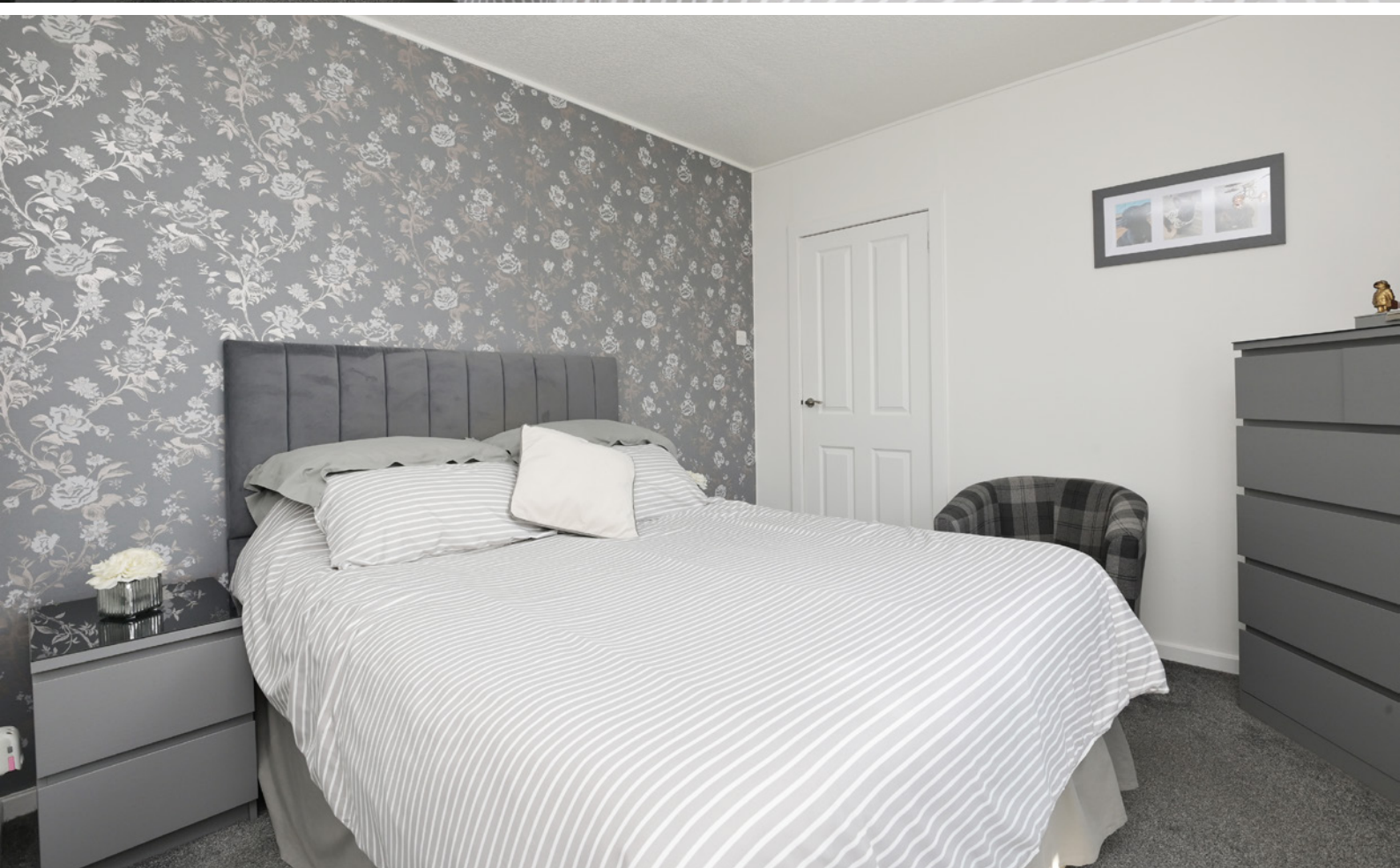


Upstairs, the house boasts three excellent double bedrooms. The Shower room is on the ground floor and is spacious, bright and fitted with a modern three-piece suite.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

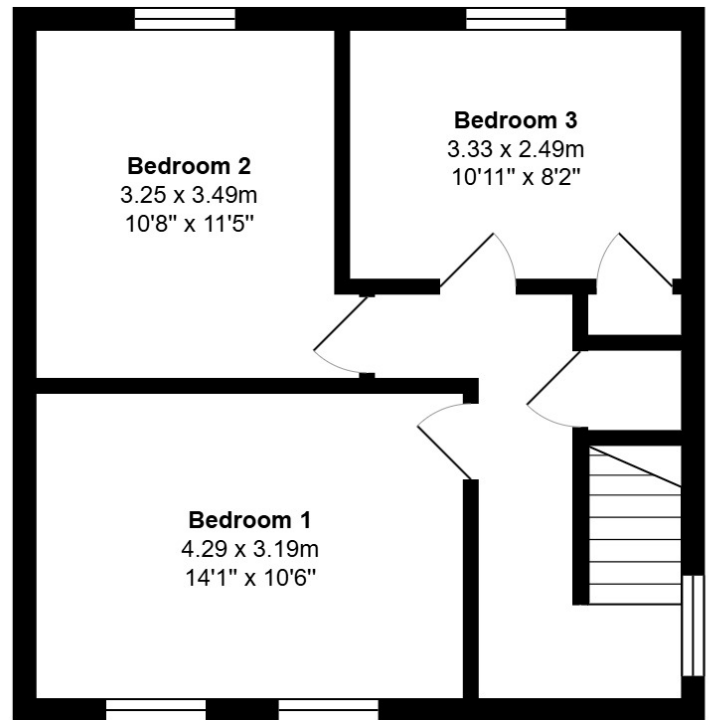
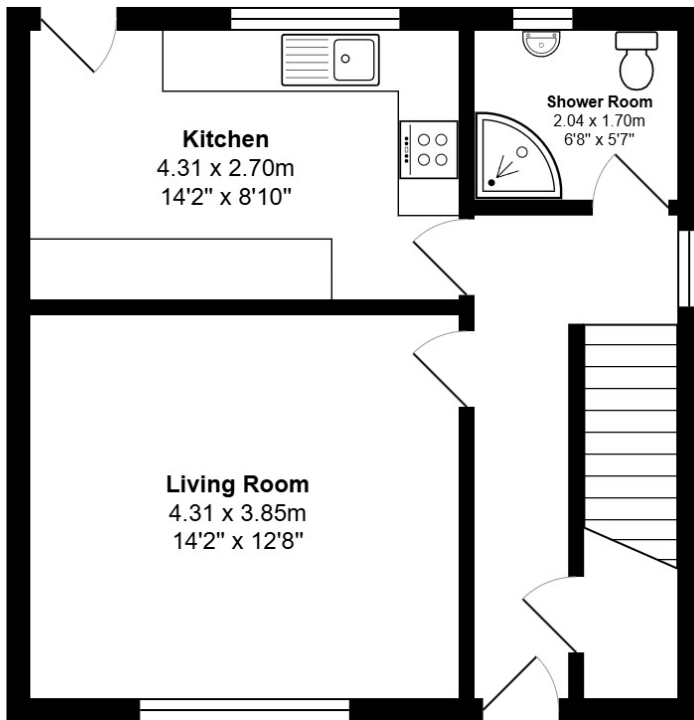


In addition to this, the property benefits from large private front and back gardens, off-street parking and has gas central heating and modern double glazing, making for a cosy, cost-effective home, year-round.

EXTERNALS

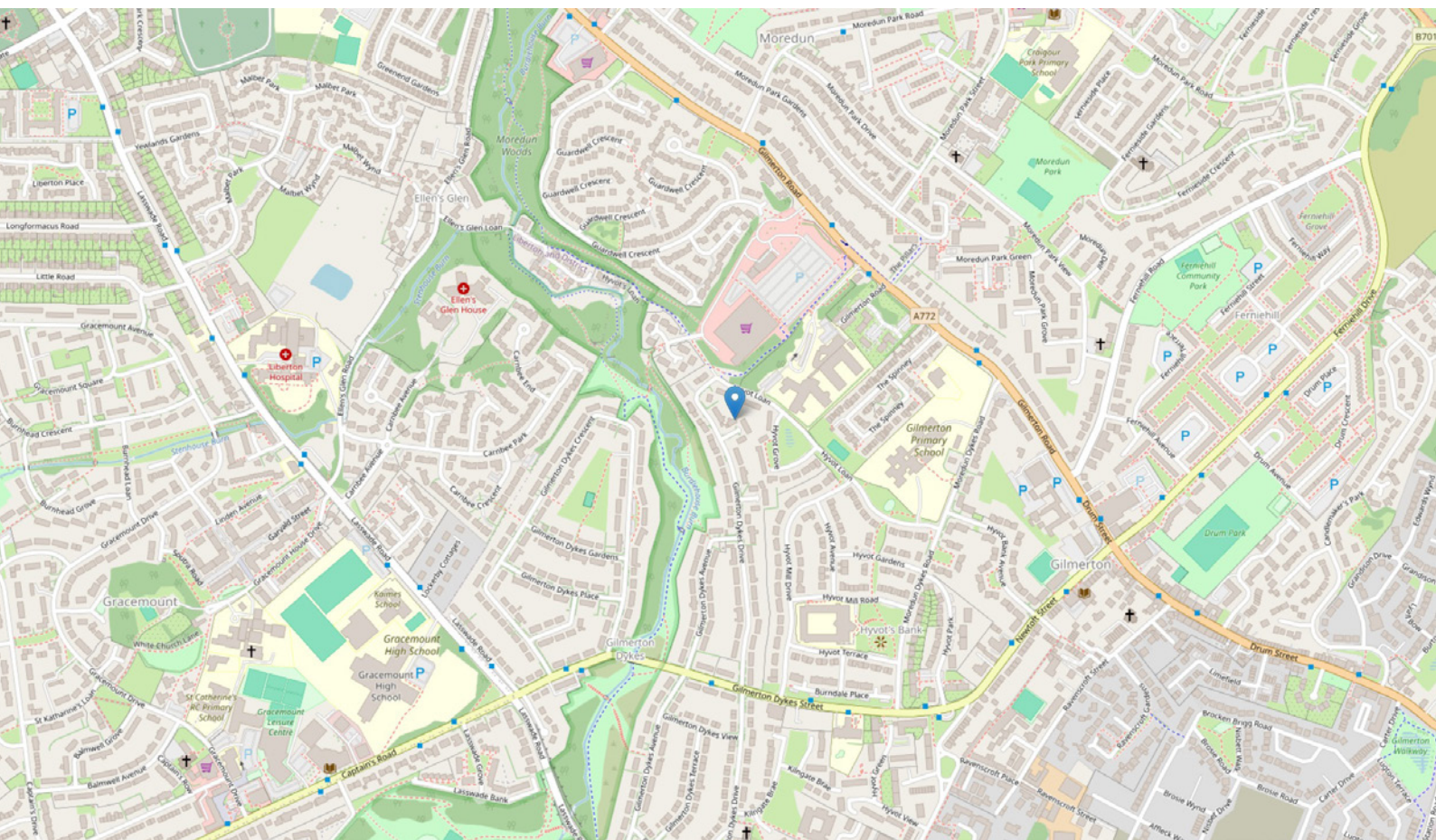


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: C



THE LOCATION

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.

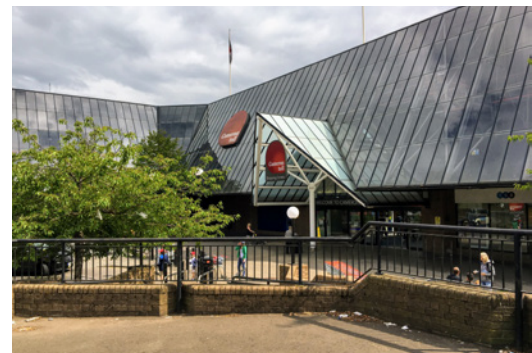




The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed on foot, by car or by public transport.

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

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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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