





# EDINBURGH

EH17 8JN

**“ WELL SERVED BY AN EXCELLENT RANGE OF LOCAL AMENITIES INCLUDING LOCAL SHOPPING, TRANSPORT AND RECREATIONAL FACILITIES ”**

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 and recreational facilities. The area provides 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 in the nearby area of Fairmilehead.

The City Bypass, which is just a few minutes drive from the property, provides excellent commuting links with both east and west. There is an excellent bus service which is just a short walk from the property providing quick and easy access to the city centre and surrounding areas.





# 142 GILMERTON DYKES CRESCENT

This three-bed end terraced villa is in good order and would make an excellent purchase for any family, first-time buyer or Buy-To-Let investor. Viewing is highly recommended.

The property is entered into through a welcoming hallway with access to both levels of the accommodation. The comfortable lounge is located at the front of the property and is very modern with space for various furniture arrangements. The kitchen is fitted with a good range of floor and wall mounted units providing ample worktop space, integrated appliances include a gas hob, electric oven, extractor hood and white goods as welcomed additions. The door at the side provides access to the garden.

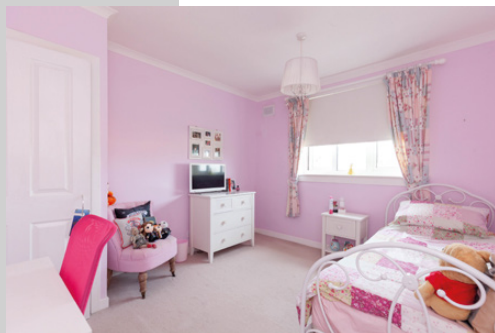
Upstairs there are three generous bedrooms and are flooded with natural light and allow space for free-standing furniture if required. A fully tiled white bathroom suite with shower over the bath completes the rooms. The property further benefits from an attic space, uPVC double glazing and gas central heating.

Externally, there is a private driveway to the front and a large, secure garden to the rear. On-street parking is also available to the front for both residents and visitors alike.



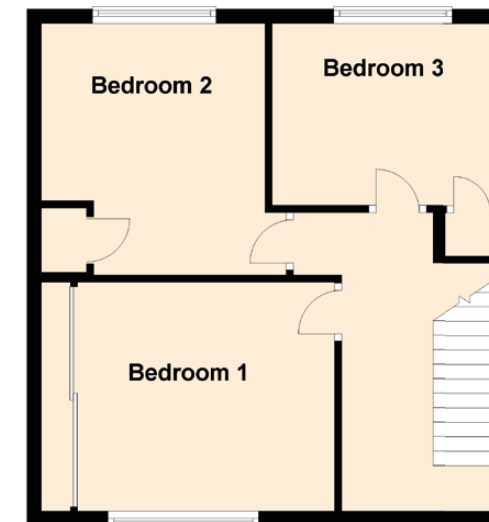
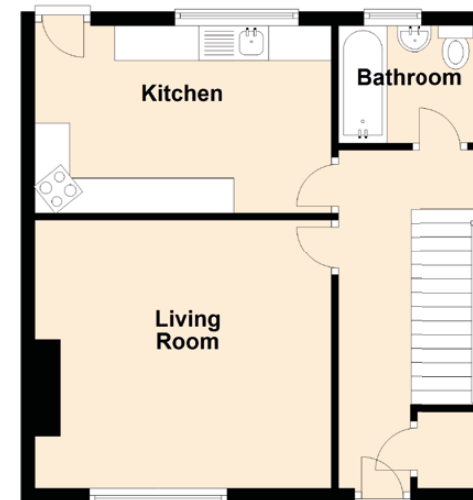
## LIVING ROOM & KITCHEN





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

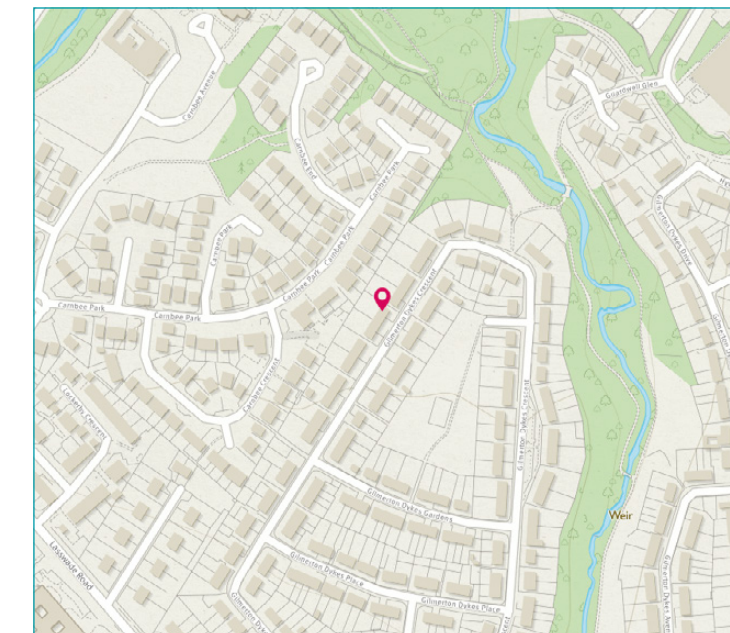


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.26m (14') x 3.85m (12'8")
Kitchen	4.28m (14'1") x 2.68m (8'10")
Bathroom	1.98m (6'6") x 1.68m (5'6")
Bedroom 1	3.64m (11'11") x 3.16m (10'4")
Bedroom 2	3.49m (11'5") x 3.10m (10'2")
Bedroom 3	3.30m (10'10") x 2.52m (8'3")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: D



## BEDROOMS & BATHROOM

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Text and description  
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Surveyor



Professional photography  
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Photographer



Layout graphics and design  
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Designer