

135 Gilmerton Dykes Drive

GILMERTON, EDINBURGH, EH17 8LP



*Rarely available three-bedroom family home,
located in a popular pocket of Gilmerton*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



An excellent opportunity has arisen to acquire this rarely available three-bedroom terraced house located in a popular pocket of Gilmerton, making for an ideal family home. Early viewing is highly recommended.

THE LOUNGE



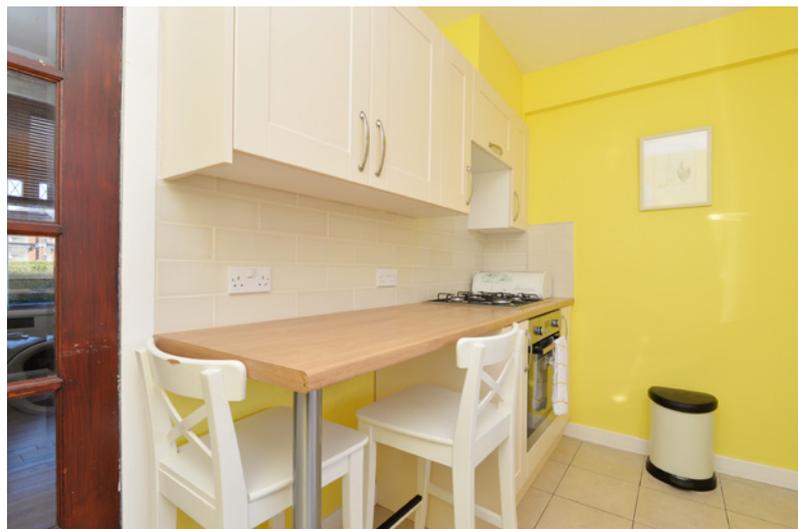
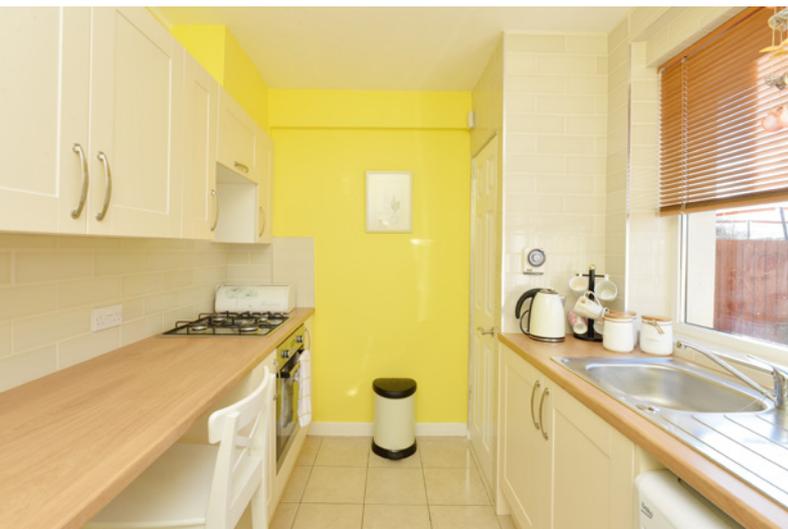
Internally, this accommodation is in great decorative order while briefly consisting of;

Ground Floor: entrance hallway, a bright and spacious lounge with an electric fireplace, a fully-fitted partially-tiled kitchen/diner with a breakfast dining-bar and an integrated 4-gas hob, oven and extractor hood and a utility room with a storage cupboard and access to the rear garden.

THE KITCHEN



a fully-fitted partially-tiled kitchen/diner with a breakfast dining-bar





First Floor: landing with access to the partially-floored attic, three large double bedrooms with built-in storage offering ample room for freestanding furniture and different configurations and a fully splash-panelled wet room with an electric shower and chrome heated towel rail.

BEDROOM 1



BEDROOM 2 & 3



THE WET ROOM

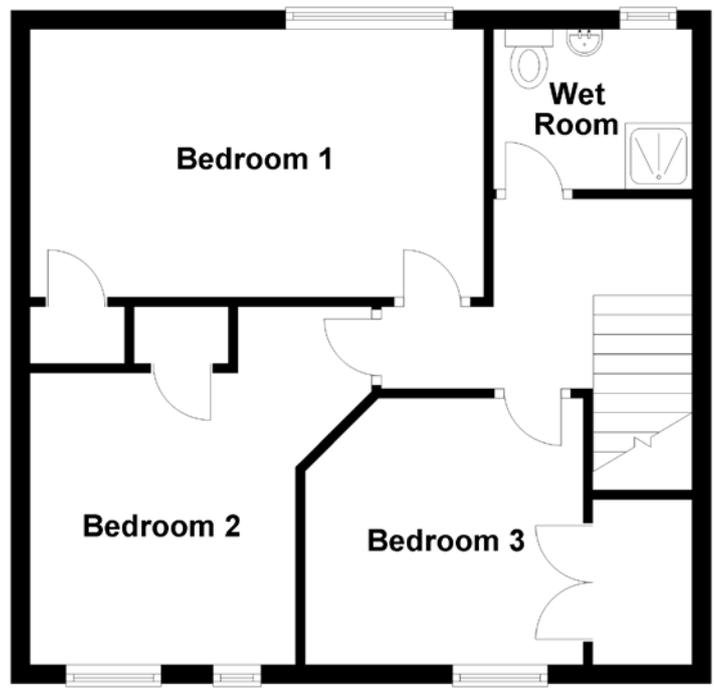
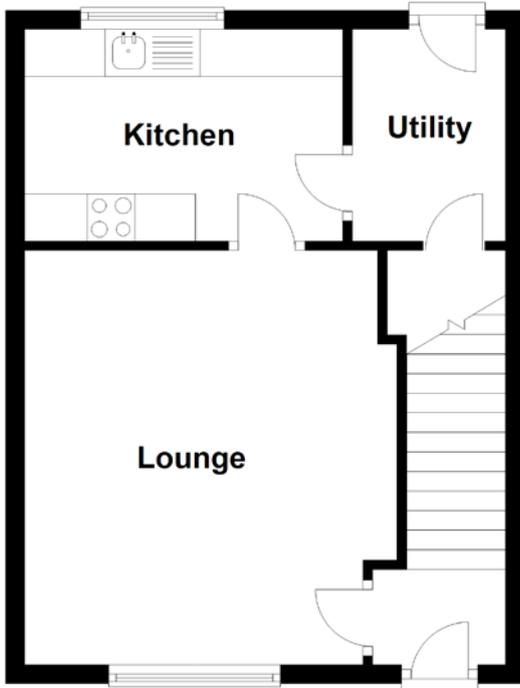


This property also benefits from; gas central heating, full double glazing, private front and rear gardens and more than adequate on-street free parking to accommodate residents and visitors alike.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



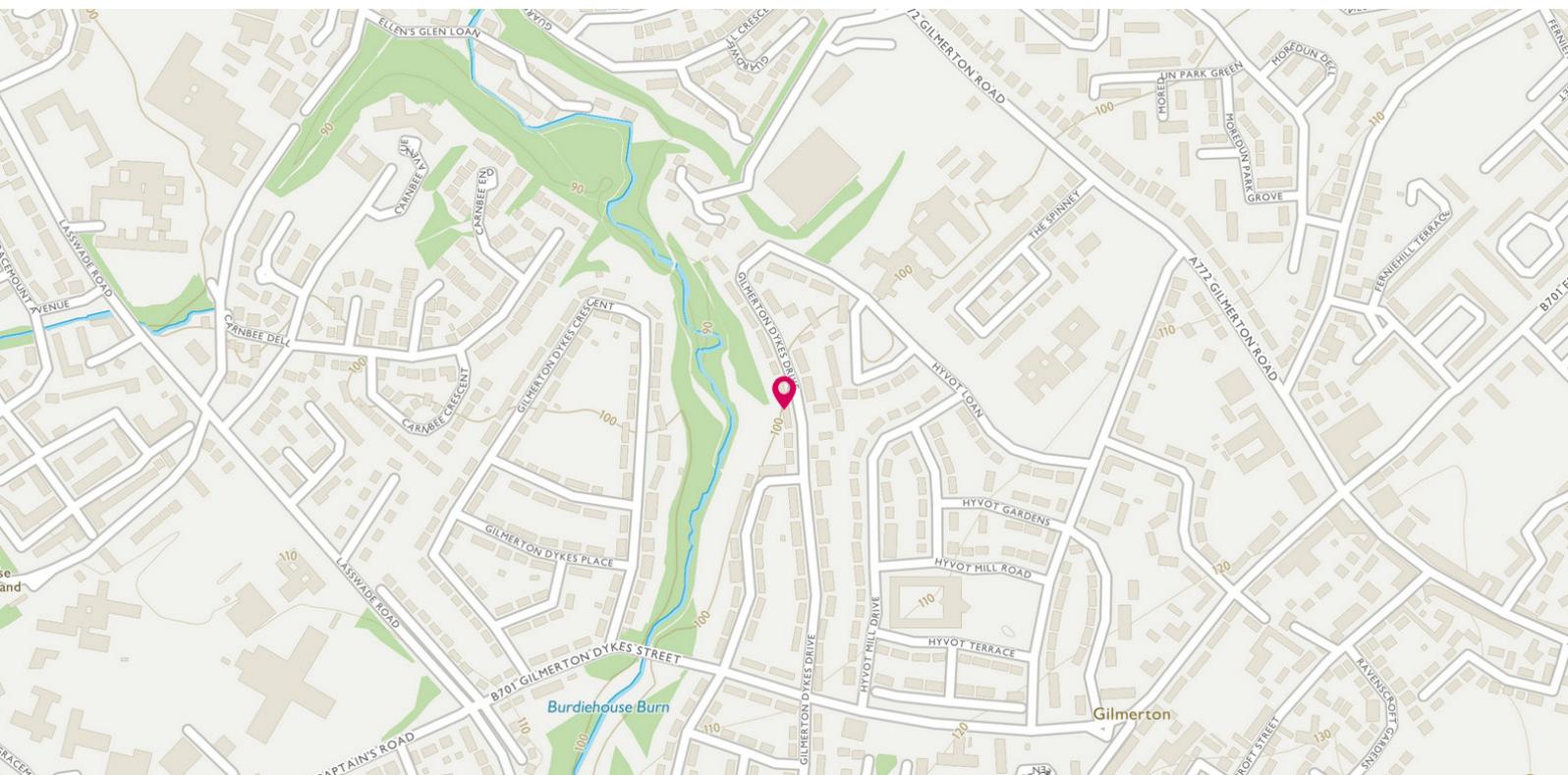
Approximate Dimensions
(Taken from the widest point)

Lounge	4.38m (14'4") x 3.91m (12'10")
Kitchen	3.34m (10'11") x 2.24m (7'4")
Utility	2.24m (7'4") x 1.61m (5'3")
Bedroom 1	4.77m (15'8") x 2.83m (9'4")
Bedroom 2	3.86m (12'8") x 3.59m (11'9")
Bedroom 3	2.92m (9'7") x 2.82m (9'3")

Wet Room 2.08m (6'10") x 1.69m (5'7")

Gross internal floor area (m²): 87m²
EPC Rating: D

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



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 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 a few minutes drive from the property, provides excellent commuting links with 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
LEWIS HUNTER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.