

135 Gilmerton Dykes Drive

GILMERTON, EDINBURGH, EH17 8LP



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



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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;

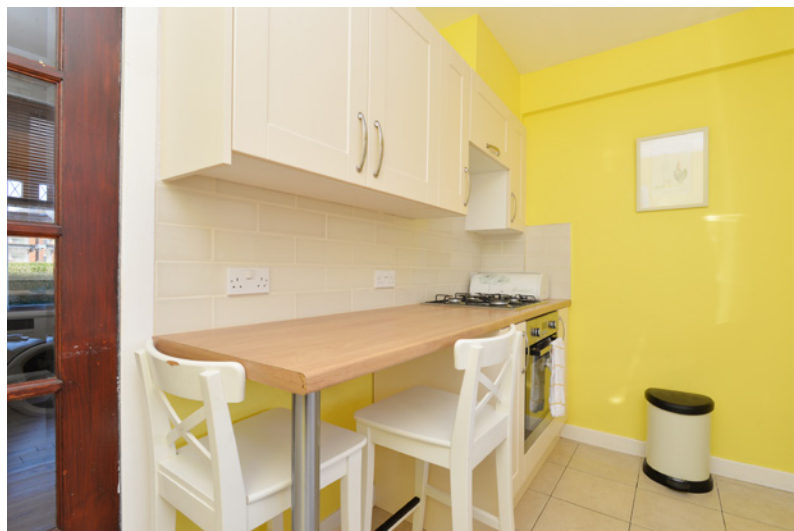
Ground Floor: entrance hallway, a bright and spacious lounge with an electric fireplace, a fully-fitted partially-tiled kitchen/diner with a breakfast dining-bar and an integrated 4-gas hob, oven and extractor hood and a utility room with a storage cupboard and access to the rear garden.

THE KITCHEN



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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

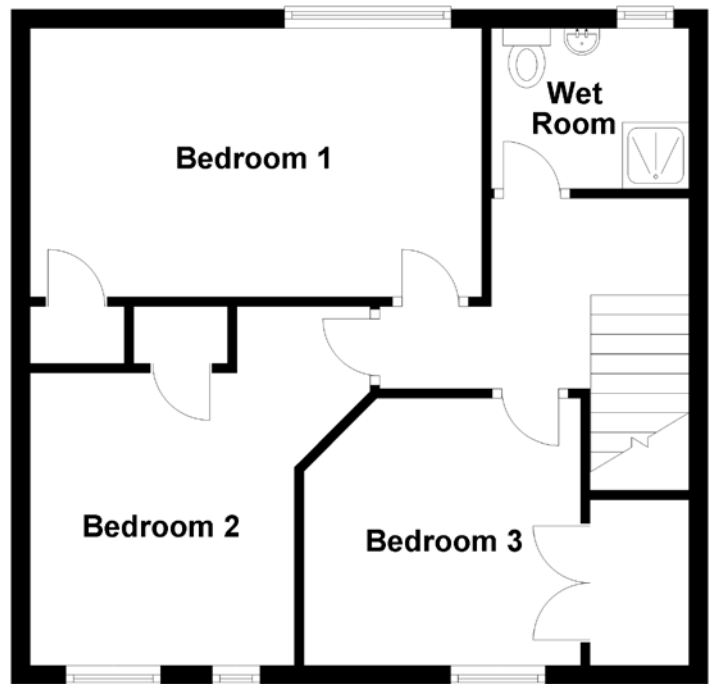
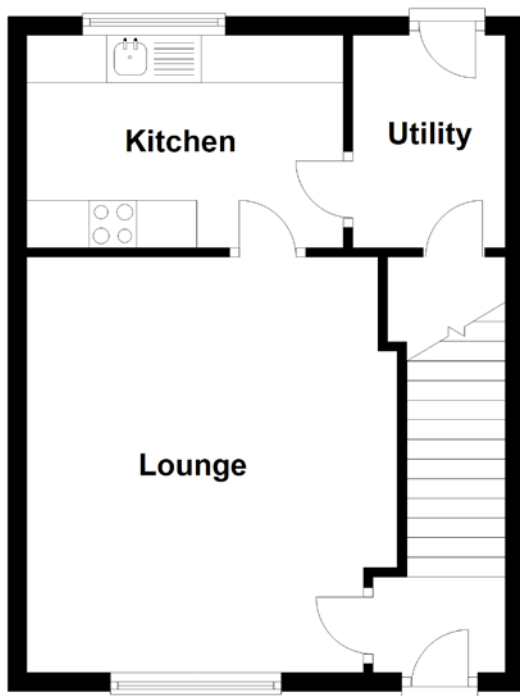


This property also benefits from; gas central heating, full double glazing, private front and rear gardens and more than adequate on-street free parking to accommodate residents and visitors alike.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

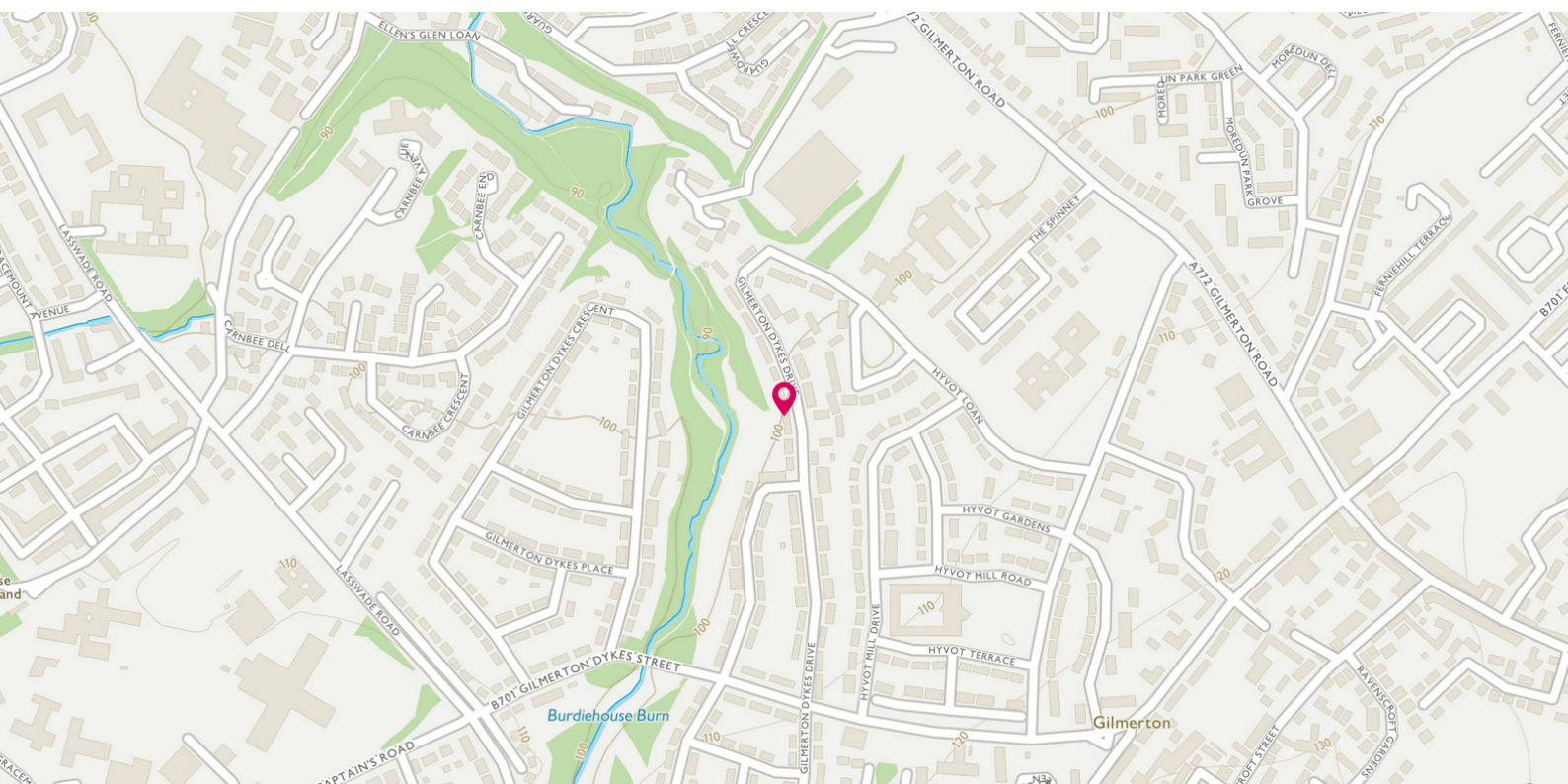
Lounge	4.38m (14'4") x 3.91m (12'10")
Kitchen	3.34m (10'11") x 2.24m (7'4")
Utility	2.24m (7'4") x 1.61m (5'3")
Bedroom 1	4.77m (15'8") x 2.83m (9'4")
Bedroom 2	3.86m (12'8") x 3.59m (11'9")
Bedroom 3	2.92m (9'7") x 2.82m (9'3")

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.

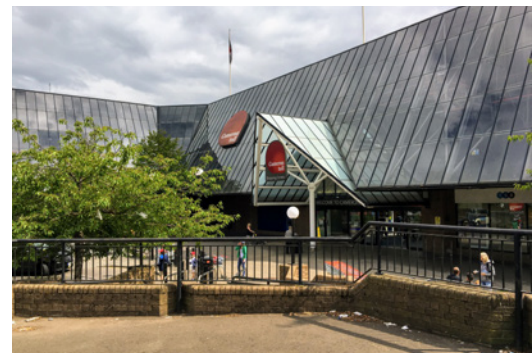




The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

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.



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