

# 4 Limefield

GILMERTON, EDINBURGH, EH17 8PF



*This three-bedroom mid-terraced home in Gilmerton is in good walk-in condition*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this three-bedroom mid-terraced home in Gilmerton. The property is in good walk-in condition and is perfect for families or a lucrative investment opportunity.

# THE LIVING ROOM



Internally the property briefly comprises an entrance hall leading to the living room at the rear of the property, benefiting from sliding doors into the garden letting in a flood of light, and ample floor space for a full living room suite. Coming back through the hall you come across the kitchen with fitted units and plenty of worktop space.



# THE KITCHEN





Upstairs you will find the main double bedroom and two singles. The master and one of the single rooms benefits from integrated wardrobe space. Lastly, the three-piece bathroom suite can be found just down the hall.

## THE BATHROOM





# BEDROOM 1



# BEDROOMS 2 & 3





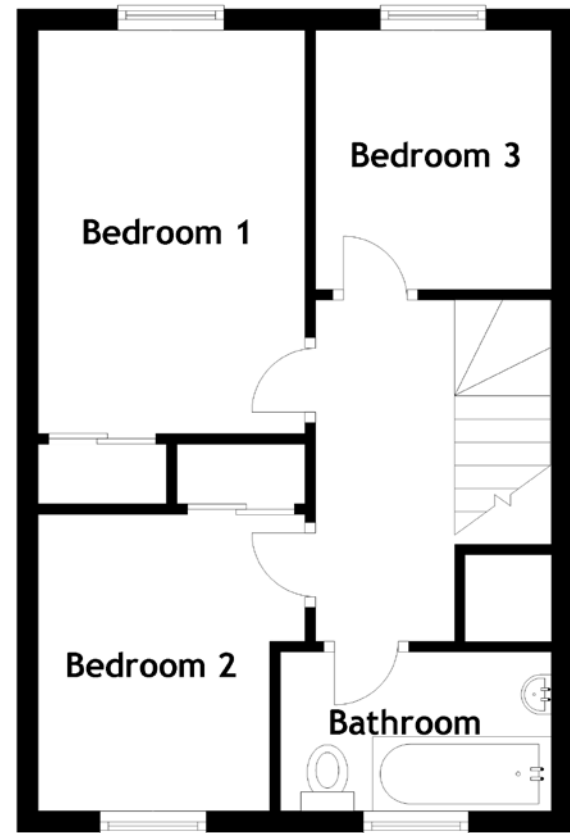
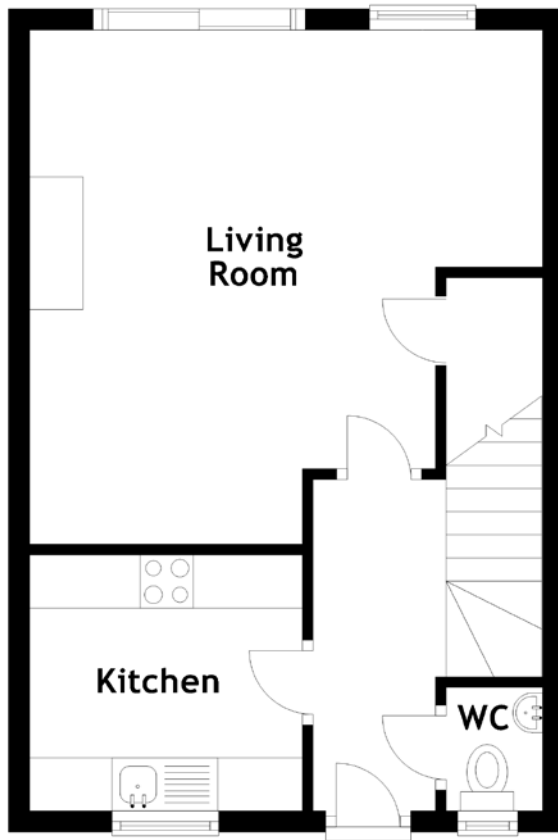
In addition to this, the property includes on-street parking where you never struggle to find a space.  
This is an excellent opportunity to acquire a home in a fantastic location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

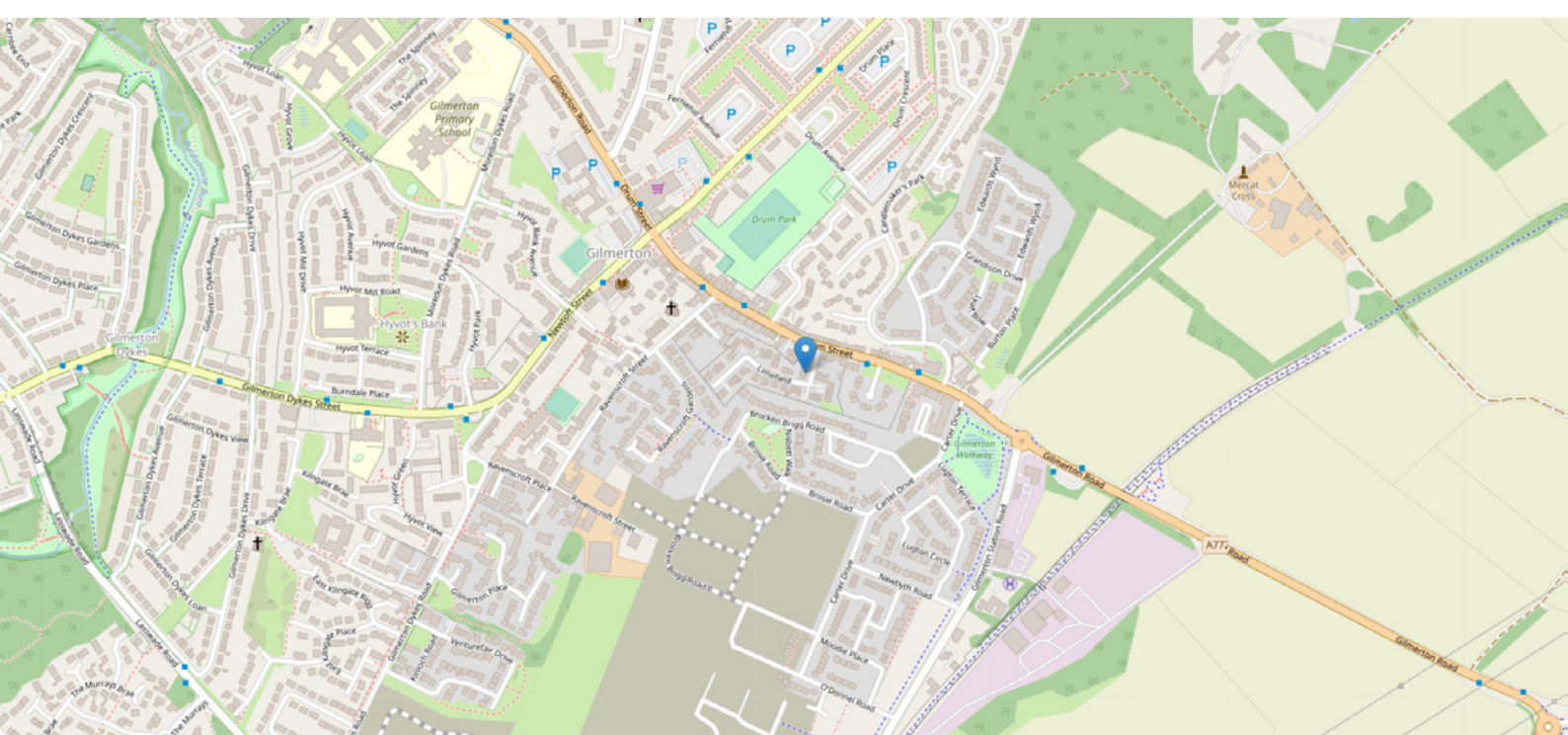


Approximate Dimensions (Taken from the widest point)

Living Room	4.84m (15'11") x 3.82m (12'6")
Kitchen	2.57m (8'5") x 2.41m (7'11")
WC	1.16m (3'10") x 1.02m (3'4")
Bedroom 1	3.80m (12'5") x 2.51m (8'3")

Bedroom 2	2.79m (9'2") x 2.00m (6'7")
Bedroom 3	2.44m (8') x 2.26m (7'5")
Bathroom	2.55m (8'4") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: D





# 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.



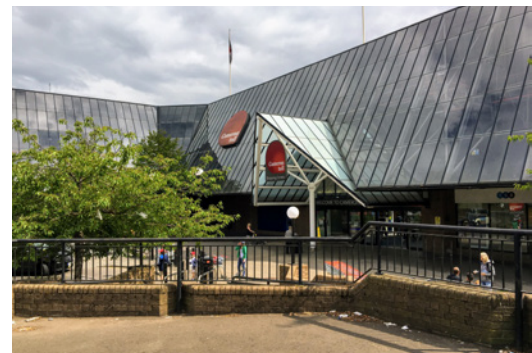




The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

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 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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