

11 Gilmerton Dykes Drive

EDINBURGH, EH17 8LA



Bright and spacious three-bedroom end-terraced home with private driveway, generous gardens, and excellent potential in a popular residential location



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Presented by McEwan Fraser Legal, this three-bedroom end-terraced home offers bright and spacious accommodation, ideal for first-time buyers, growing families, or investors alike. Situated within a popular residential area of Edinburgh, the property benefits from a private driveway, side door access, and a generous front garden area which is currently paved with brickwork for low-maintenance living.

THE LIVING ROOM



The main door opens into a welcoming hallway with neutral white décor, built-in storage, and a staircase leading to the first-floor landing. The ground floor accommodation is well laid out and offers excellent natural light throughout. The living room is particularly bright and spacious, enhanced by two large windows and neutral décor, while a fireplace creates an attractive focal point within the room.

THE KITCHEN



The kitchen is fitted with a range of wall and base-mounted units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an oven, gas hob, and extractor hood, while the layout offers ample storage and workspace. Finished with white tiled flooring, the kitchen further benefits from excellent natural light and direct access to the rear garden.

BEDROOM 3



Also located on the ground floor is a generously sized double bedroom featuring neutral décor, grey carpet flooring, a built-in storage cupboard, and a large window allowing for plenty of natural light.





The first-floor landing leads to two further well-proportioned bedrooms. The principal bedroom is bright and spacious, benefiting from two large windows, built-in storage, neutral décor, and carpeted flooring. The third bedroom is also generously sized and includes double built-in storage cupboards, grey carpet flooring, and a bright outlook.

The bathroom is finished with white tiling and comprises a WC, wash hand basin, bath with shower overhead, and a glass shower screen. Natural light further enhances the space.

THE BATHROOM



BEDROOM 1



BEDROOM 2

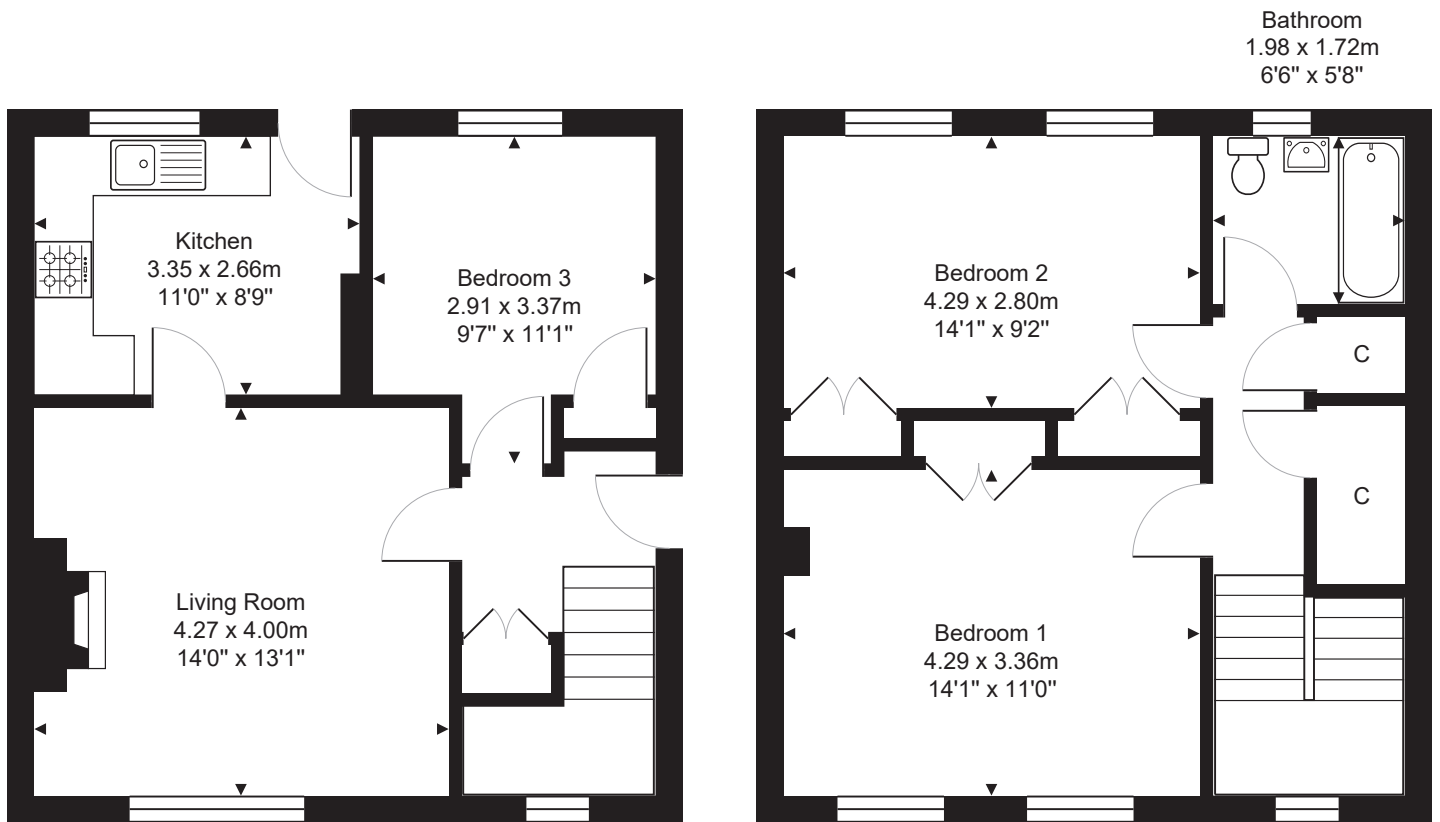


Externally, the rear garden is laid with paving, grass, and mature planting, offering excellent potential for landscaping or further development subject to the necessary permissions.

EXTERNALS & VIEW

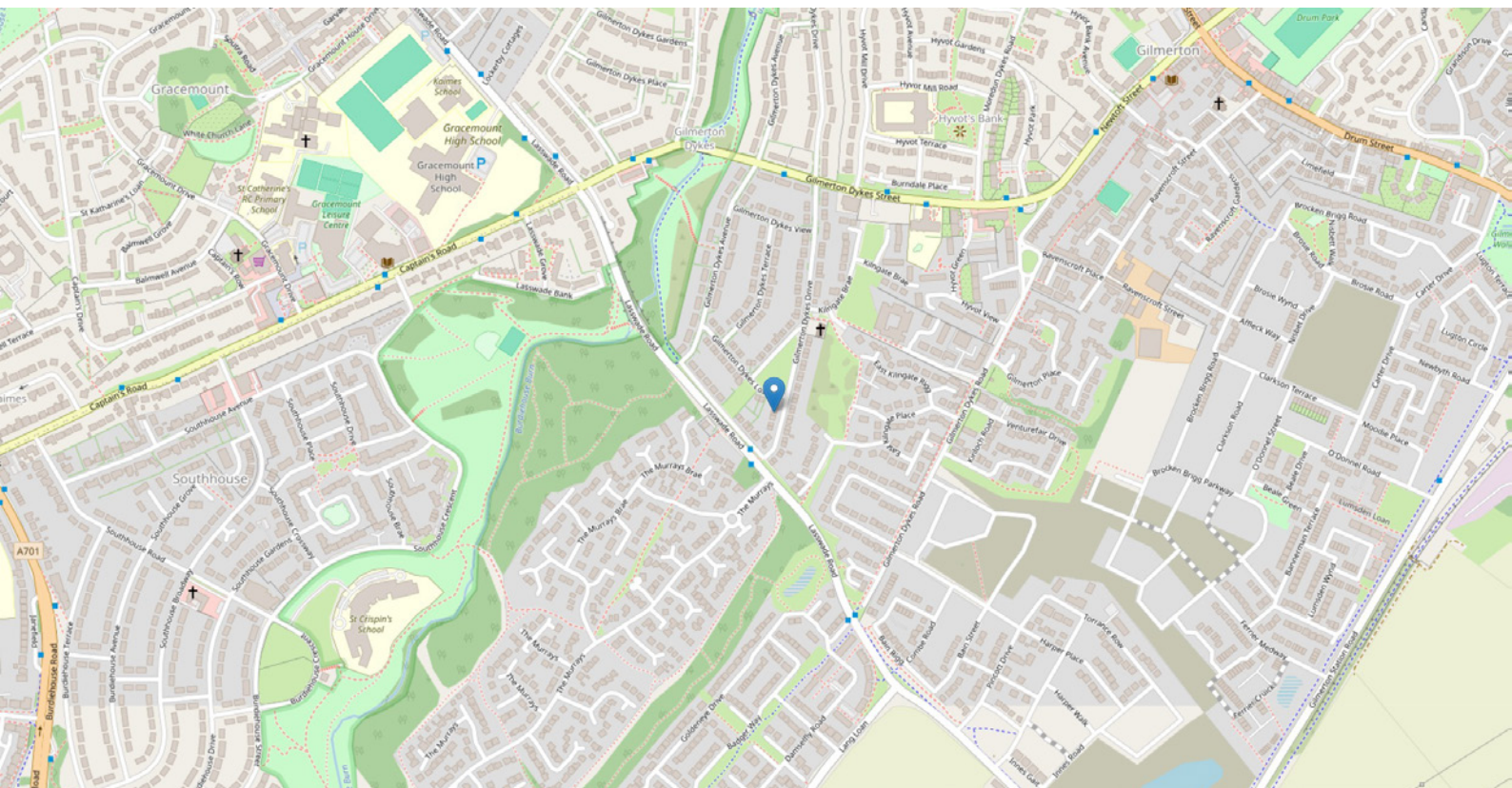


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: C



THE LOCATION

Gilmerton is a popular residential area located to the south of Edinburgh, offering an excellent range of local amenities and convenient transport links.





The area is well served by local shops, supermarkets, cafés, and schooling, with further retail and leisure facilities available nearby at Straiton Retail Park.

Regular public transport provides easy access to Edinburgh City Centre, while the City Bypass is easily accessible for commuting further afield. A variety of parks and green spaces can also be found within the surrounding area.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
ZOE CARMICHAEL
Property Transaction Manager



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.