



95 Candlemaker's Park  
GILMERTON | EDINBURGH | EH17 8TN

  
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## 95 Candlemaker's Park

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Located on a peaceful street in the sought after area of Gilmerton, only five miles south from Edinburgh city centre is this well presented four bedroom detached home. Boasting front and back gardens and a driveway this four-bedroom house has excellent local nearby schooling. This property would make an ideal family home in a highly sought after location.

The accommodation comprises a welcoming entrance hallway, bright and spacious living room with electric fire and fireplace surround, fully fitted kitchen with adjacent dining room with patio doors leading to the landscaped garden with a mixture of Astro lawn, gardening patch, pond and patio. The kitchen currently comprises electric hob with double oven, fridge, freezer and washing machine. The ground floor also boasts a utility room with washing machine and tumble dryer and a separate large wet room with shower and heated towel rail. Upstairs benefits from four well sized bedrooms all with built in storage, a partially floored attic and completing the accommodation is a further bathroom with shower and separate bath.

- Four bedroom detached family home
- Spacious living room
- Private driveway
- Fitted Kitchen and further utility room
- Two bathrooms
- Dining room with patio doors to the garden
- Front and rear gardens
- Close to excellent amenities and schools

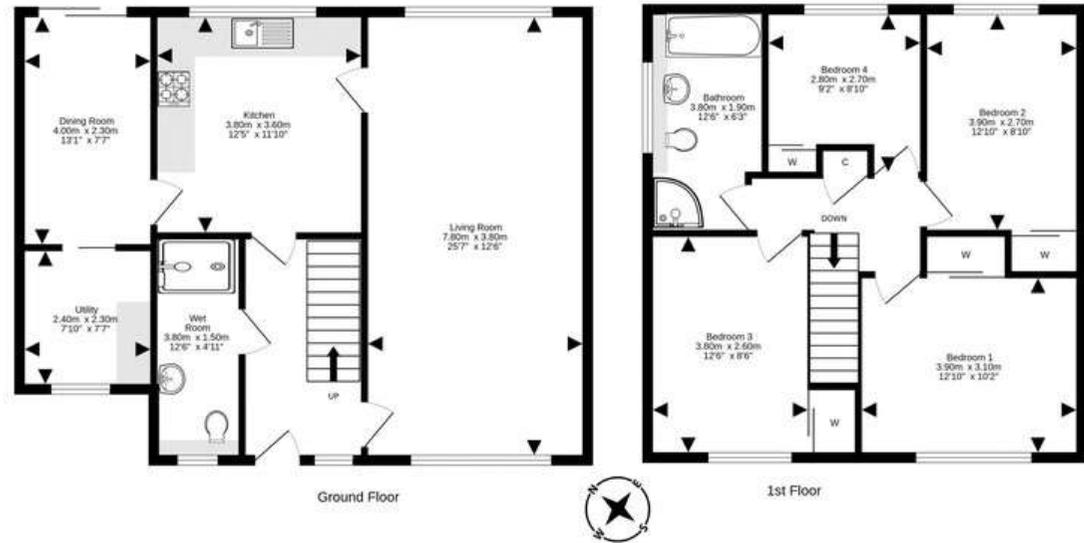
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fitted carpets, blinds and most of the curtains will be included in the sale with the white goods can be available with separate negotiation. EPC rating C.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.