

COULTERS[©]

12 BAIN RIGG

GILMERTON, EDINBURGH, EH17 8YS

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

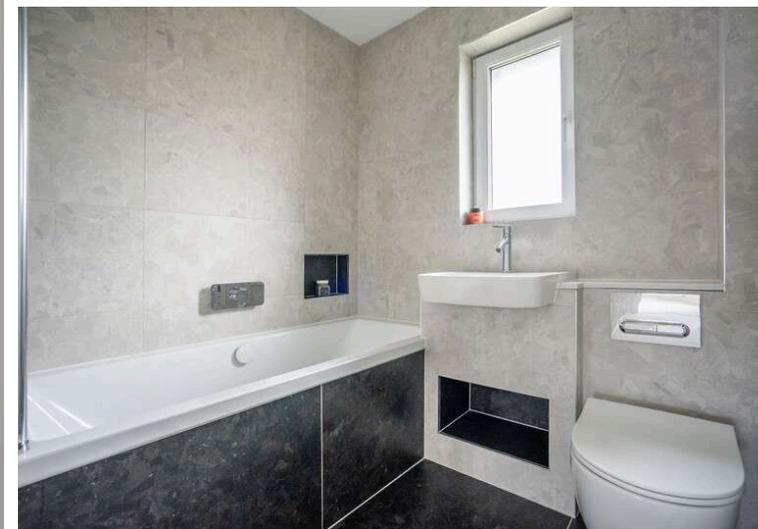
12 Bain Rigg is an immaculately presented and spacious three-bedroom semi-detached house forming part of a newly built development within the residential area of Gilmerton. The house benefits from a well presented private rear garden and driveway parking.

The accommodation on the ground floor vestibule with WC, large living room leading to the kitchen with dining space, modern units, integrated appliance and french patio doors to the rear garden.

The first floor comprises of the master bedroom with a three piece en-suite and a second double bedroom. The third bedroom and a family bathroom completes the first-floor accommodation. The upper landing provides storage cupboards and access to the loft space.

KEY FEATURES

-  Immaculately presented semi-detached house.
-  Three bedrooms one with an en-suite.
-  Private rear garden.
-  Private driveway.
-  Close to several parks and green spaces.
-  Within a short drive of Straiton Retail Park.



Externally, the property offers garden grounds to the rear which comprise a paved seating area as you enter the garden from the house, a large flat turf lawn area and higher level flowerbed. To the front of the house, there is a paved driveway which provides off-street parking.

The property further benefits from double glazing, combi-gas heating and private playparks within the development.



THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre.

Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including Straiton Retail Park, primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Gilmerton Park and Little France Park, providing residents with opportunities for outdoor activities and relaxation making it a desirable place to live for families and professionals.

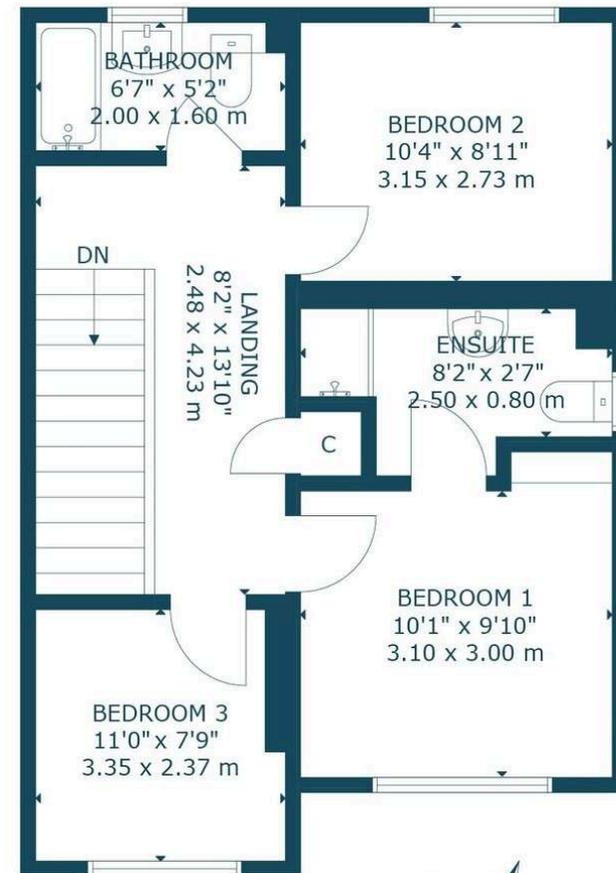
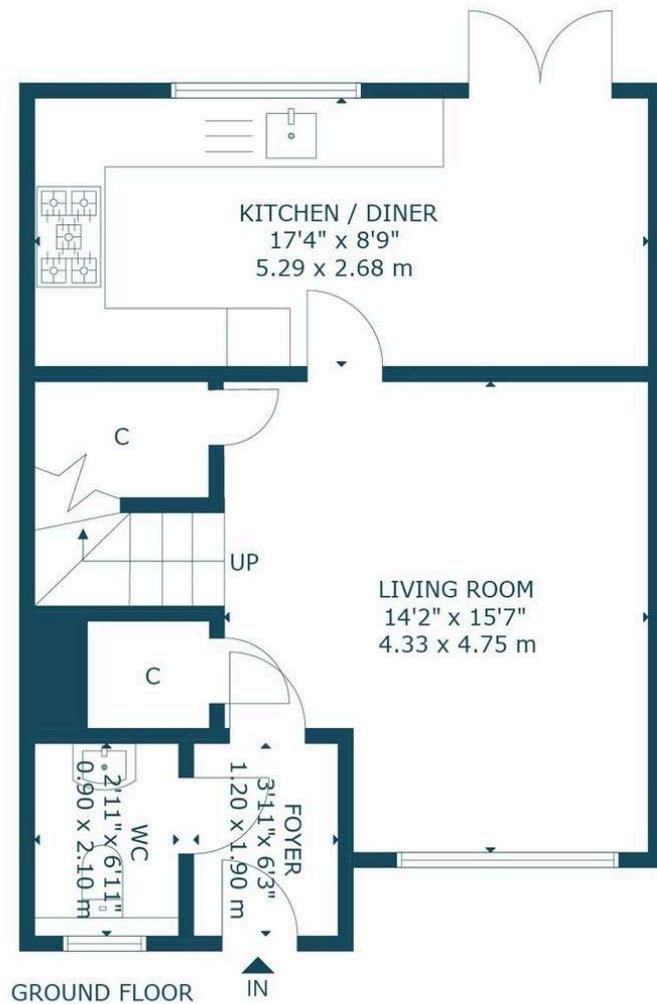
Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Edinburgh Airport and beyond.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and appliances are included in the sale price excluding the kitchen tap.







12 BAIN RIGG, GILMERTON, EDINBURGH, EH17 8YZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,001 SQ FT / 93 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.