



22 Gilmerton Place,
Edinburgh, EH17 8TW



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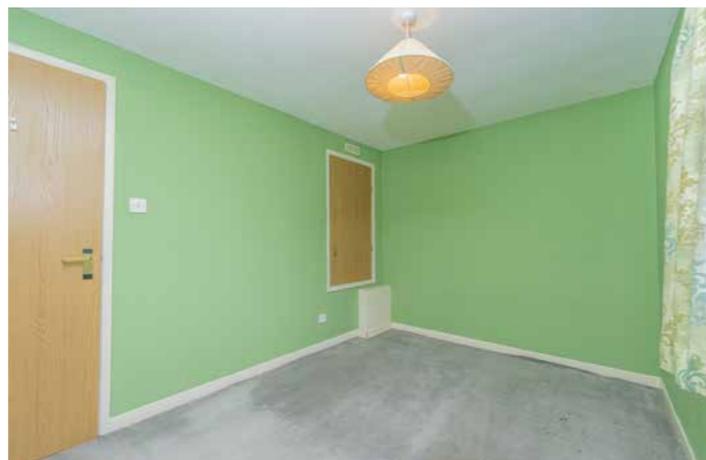
Attractive terraced house with gas central heating and double glazing which, although requiring a degree of renovation, offers fantastic potential to create an ideal first home.

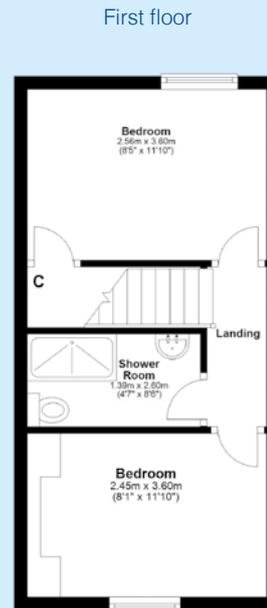
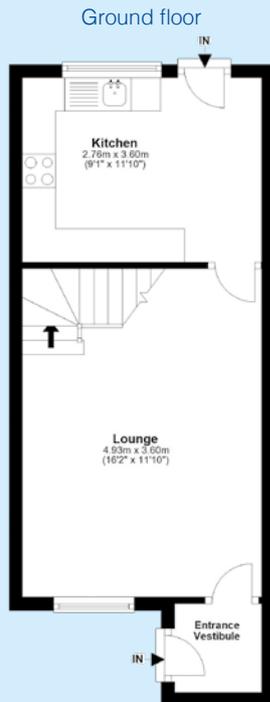
The accommodation includes an entrance vestibule and good sized lounge with window to the front and stairs leading to the upper level. The kitchen has window and door to the rear and is fitted with a range of base and wall units with the cooker, washing machine and fridge/freezer to remain. Upstairs there are two double bedrooms, both with storage. Completing the accommodation is the shower room fitted with a two piece suite.

Externally, the front garden is mainly lawn. To the rear, the enclosed garden is mainly lawn and established shrubs with the garden shed to remain. The property also benefits from a private allocated parking space.

Area Description

Set to the south east of the city centre, the popular residential area of Gilmerton has an excellent range of amenities including a fine range of shops, a choice of supermarkets, regular bus services and both primary and secondary schools nearby.





Accommodation

Lounge:	4.93m x 3.6m	(16'2" x 11'10")
Kitchen:	2.77m x 3.6m	(9'1" x 11'10")
Bedroom 1:	2.57m x 3.6m	(8'5" x 11'10")
Bedroom 2:	2.46m x 3.6m	(8'1" x 11'10")
Shower Room:	1.4m x 2.6m	(4'7" x 8'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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