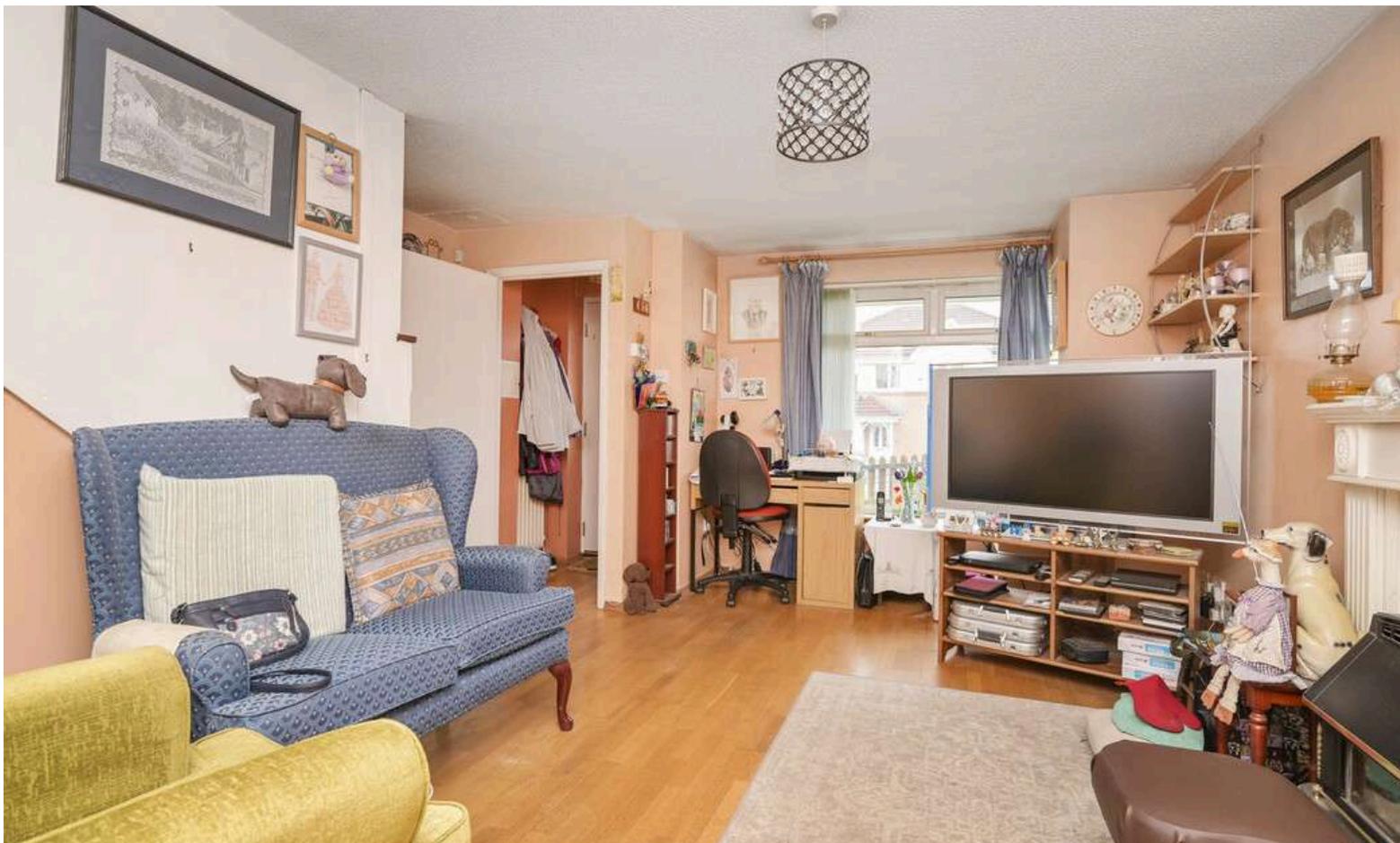




75 Gilmerton Dykes Rd, Gilmerton, Edinburgh, EH17 8PD

www.mcdougallmcqueen.co.uk



Welcome to Gilmerton Dykes Road, a wonderful and rarely available well-proportioned four bedroom detached villa arranged over two floors boasting a sunroom, enclosed rear garden, driveway and single garage to the front. The property forms part of a popular residential estate set within the Gilmerton area of Edinburgh popular with families, close to many local amenities, schools and quick transport links. We would recommend an early viewing.

- Entrance vestibule.
- Front facing living room, feature fireplace, gas fire inset and under stairs cupboard.
- Kitchen equipped with a range of wall and base units, door to utility room.
- Downstairs cloaks comprising WC, wash hand basin.
- Dining room with access to the conservatory.
- Conservatory with direct access to the rear garden.
- Upper landing with linen cupboard, hatch to attic accessed by a fixed ladder.
- Double bedroom front facing, en-suite shower room.
- Double bedroom front facing.
- Rear facing double bedroom.
- Single bedroom rear facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and walk in shower.
- Gas central heating.
- Double glazing.
- Rear enclosed garden with side gate access, garden shed included.
- Single garage and driveway to the front.



Location

Gilmerton Dykes Road forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre, Fort Kinnaird retail park together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on nearby Gilmerton Dykes Street which operate to and from the City Centre and surrounding areas, the City Bypass is only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.

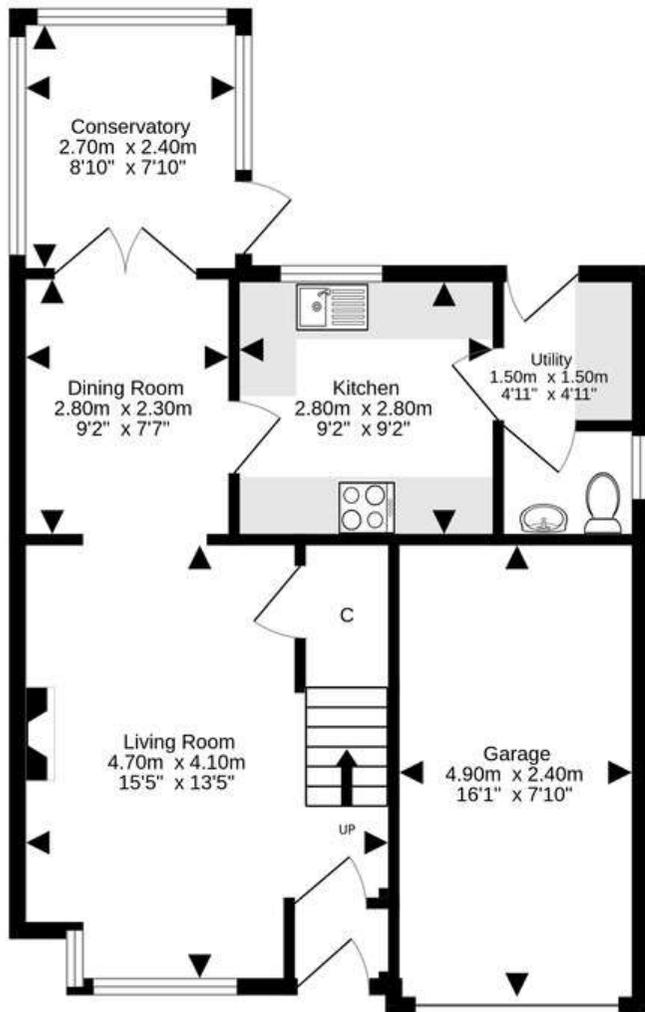
Extras

Included in the sale are integrated kitchen appliances, fixtures & fittings and all floor coverings.

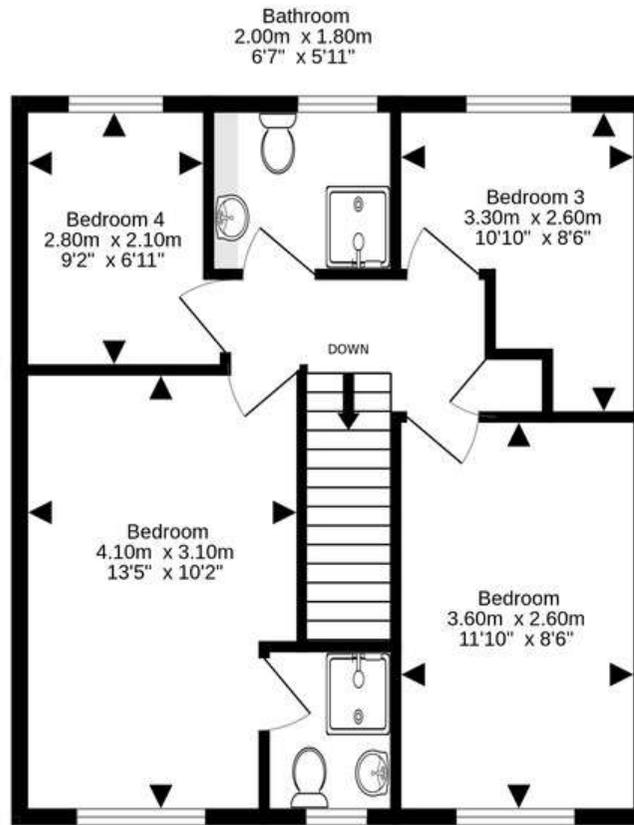
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



1st Floor



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.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

