



40 East Kilngate Rigg
GILMERTON | EDINBURGH | EH17 8UA


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solicitors & estate agents



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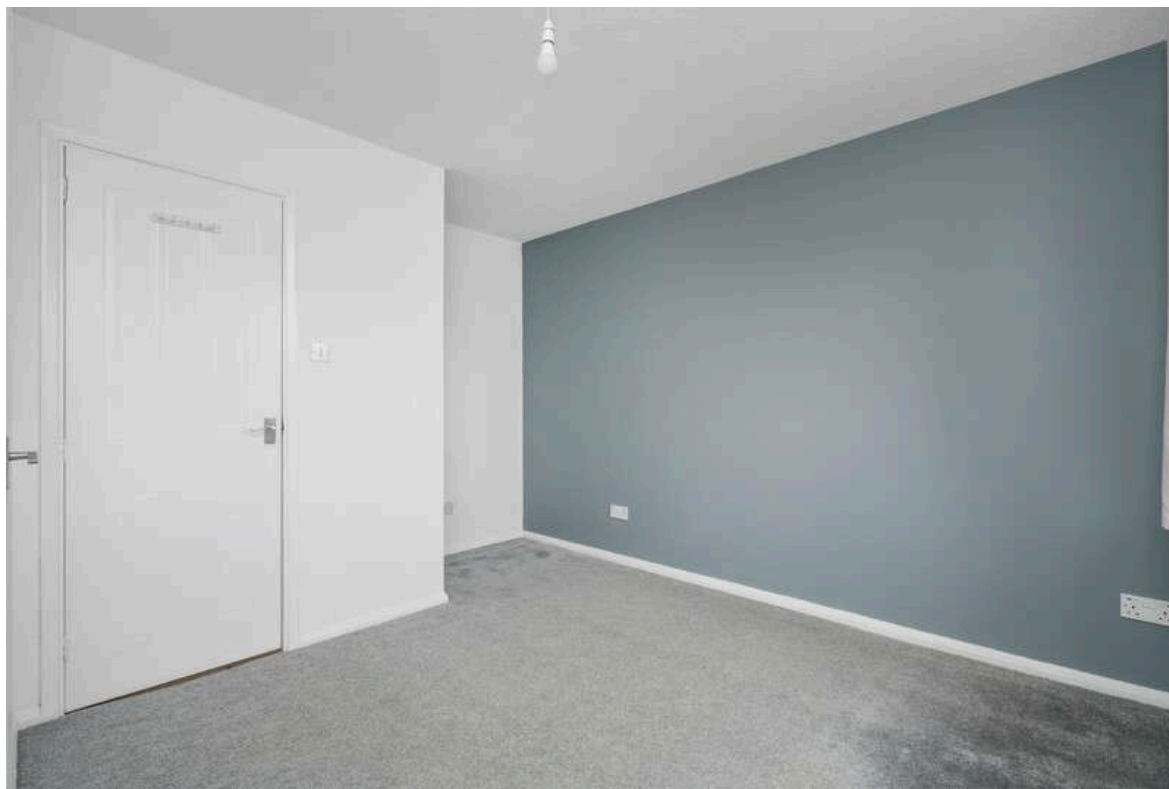
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Superbly tucked away on a sought after modern development with a lovely, leafy outlook is this contemporary style, true walk-in condition mid terraced villa. Forming an ideal first time purchase for a couple or anyone downsizing, this is a convenient spot for accessing local amenities and transport links, or for anyone connected to the Royal Infirmary.

Viewing is highly recommended to appreciate the great feeling of style within this superb home, which has been carefully refurbished in recent years by the current owner. The immaculate accommodation includes living room, fully equipped breakfasting kitchen boasting matt charcoal fitted units and solid wood worktops, two bedrooms and a bathroom featuring a modern white suite, mixer shower and drench shower head. A fully enclosed rear garden with patio and lawn is safe for a young child or pet, and to the front lies an allocated parking space for this property.

- Living room
- Stylish breakfasting kitchen
- Two bedrooms
- Modern bathroom
- Gas central heating/Nest controls
- Double glazing
- Loft and cupboard storage
- Fully enclosed rear garden
- Allocated parking space

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All white goods, as well as blinds and photos shown will be included in the sale. Additionally, the kitchen table, chairs and round shelf and the bathroom mirror shelf will also be included. 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 primary level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.



