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Offers Over
£205,000

165 Gilmerton Dykes Drive

Gilmerton | Edinburgh | EH17 8LP

This attractive, generously proportioned terraced villa with private sunny rear garden and monoblock driveway is quietly positioned within a popular residential area close to good local amenities and within easy reach of excellent commuting links.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this lovely extended home offers excellent family living space, undoubtedly appealing to the professionals or families alike and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises entrance hallway with carpeted staircase leading to the upper floor. There is a stylish fitted kitchen with ample sleek wall and base units with built-in electric hob with angled cooker hood above, separate built-in oven and microwave. The lounge is situated to the rear and offers generous space with patio doors leading to the sun room enjoying excellent natural light with direct access to the rear garden. In addition, there is a useful utility room with handy two piece WC apartment off. Upstairs leads to the three spacious bedrooms together with the contemporary shower room with modern suite including a sizeable shower enclosure with luxury shower. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/hood, separate oven and microwave.

Gardens and driveway

There is a monoblock driveway to the front of the property providing valuable off-street parking and situated to the rear is a fully enclosed garden, benefiting from a south-westerly aspect and laid to lawn with paved patio and garden shed.

Viewing

By appointment with Neilsons on 0131 625 2222.





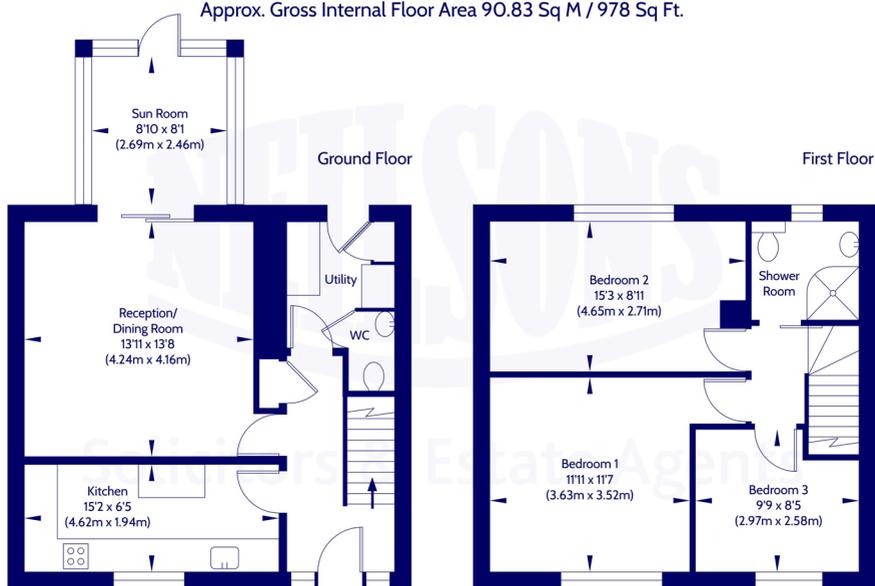
Location

Gilmerton Dykes Drive 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 together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on the nearby Gilmerton Dykes Street and operate to and from the City Centre and surrounding areas, with the City Bypass 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.





Approx. Gross Internal Floor Area 90.83 Sq M / 978 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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