



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**1 Yorkston Court**  
Edinburgh EH17 8XX

# 1 Yorkston Court

Beautifully presented inside and out, this three bedroom end-terrace house forms part of a contemporary development on the south side of Edinburgh in the Gilmerton area. Enjoying a south-facing garden and residents parking to the front, the property is sure to appeal to a wealth of buyers and lies conveniently close for quick and easy access to the city by-pass.

On the ground floor is a welcoming hallway, with practical WC. Positioned to the rear and opening onto the south facing garden, is a spacious lounge and dining room. There is a modern fitted kitchen with integrated appliances. Upstairs, are three bedrooms, with the master bedroom featuring fitted wardrobes and these share an attractive three-piece bathroom.

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## Property Summary

- Tranquil setting with-in modern cul-de-sac development
- End-terrace villa
- Lounge & dining room
- Modern fitted kitchen
- Practical downstairs WC
- Master bedroom with fitted wardrobes
- Further two bedrooms
- Attractive three-piece bathroom
- Enclosed rear south-facing garden
- Gas central heating & double glazing
- EPC Rating - B | Council Tax Band - E







Three-bedroom  
end-terrace house  
with a  
south-facing  
garden





Externally; there is a south-facing enclosed rear garden, mainly laid to lawn with a small paved patio. To the front is ample residents parking.

Extras: all fitted floor coverings, standard pendant light fittings, garden shed and all integrated kitchen appliances will be included in the sale.

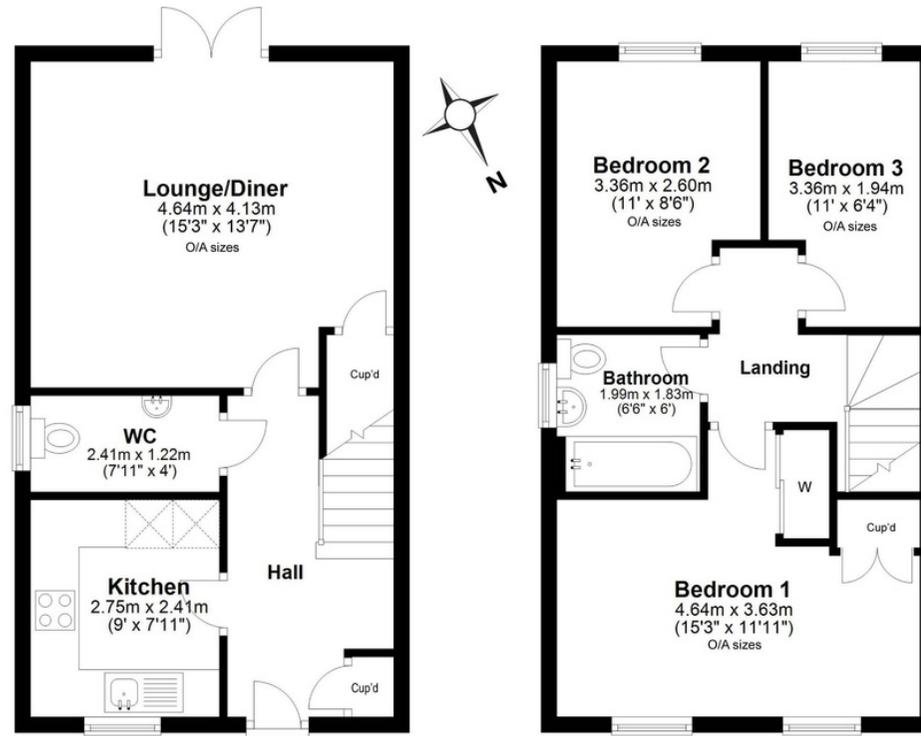
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**RALPH SAYER**  
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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



### Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)

### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)

Total area: approx. 76.9 sq. metres (828.0 sq. feet)



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

Gilmerton is a popular suburb of Edinburgh, lying approximately 4 miles south of the city centre. Ideally located for Edinburgh Royal Infirmary, the University of Edinburgh Medical School and the City by pass. Excellent local amenities can be found on Gilmerton Road, including a large Morrisons. More extensive shopping can be found at Cameron Toll or Straiton Retail Park, which also has Ikea. Surrounded by countryside, there is a wealth of recreational opportunities, including numerous golf courses. The fabulous East Lothian coastline with its beaches, are also within easy reach.