



483 Gilmerton Road,  
Edinburgh, EH17 7JG





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Located in the Gilmerton area of Edinburgh is this well-proportioned detached bungalow. The property is well maintained, with gas central heating and double glazed windows. The house would make an ideal home and has excellent potential to extend further subject to consents being obtained.

The accommodation includes an entrance vestibule and hallway with storage cupboard. The spacious lounge has bay window to the front, fireplace and alcove with shelf and cupboards. There is separate dining room with window to the front, doorway to the kitchen and stairs leading to the upper accommodation. The kitchen has door to the side, window to the rear and is fitted with a range of base and wall units with the gas cooker, washing machine and fridge/freezer to remain. On the ground floor there are two good sized double bedrooms both with windows to the rear and fitted wardrobes. On the upper floor, there is further large bedroom with eaves storage and velux windows to the front and rear. Completing the accommodation is the bathroom with window to the side and three piece suite with shower over the bath.

Externally, there is a fully enclosed front garden and a driveway provides off street parking and leads to the long garage with up and over door. The rear garden is again fully enclosed and is mainly laid to lawn with patio area.

Early viewing is essential to fully appreciate this good sized bungalow.

## 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:	4.04m x 4.01m	(13'3" x 13'2")
Dining Room:	4.52m x 3.7m	(14'10" x 12'2")
Kitchen:	3.56m x 2.6m	(11'8" x 8'6")
Bedroom 1:	3.56m x 3.6m	(11'8" x 11'10")
Bedroom 2:	3.56m x 2.72m	(11'8" x 8'11")
Bathroom:	1.6m x 2.51m	(5'3" x 8'3")
Bedroom 3:	5.26m x 5.18m	(17'3" x 17')
Garage:	10m x 2.6m	(32'10" 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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