

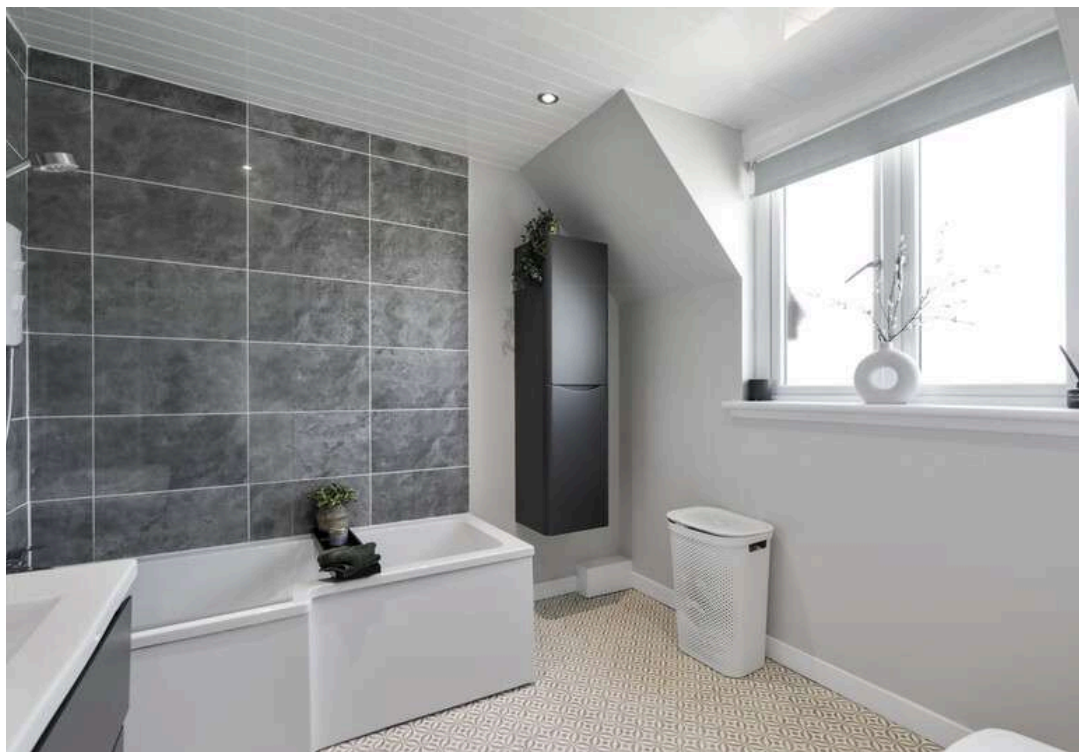
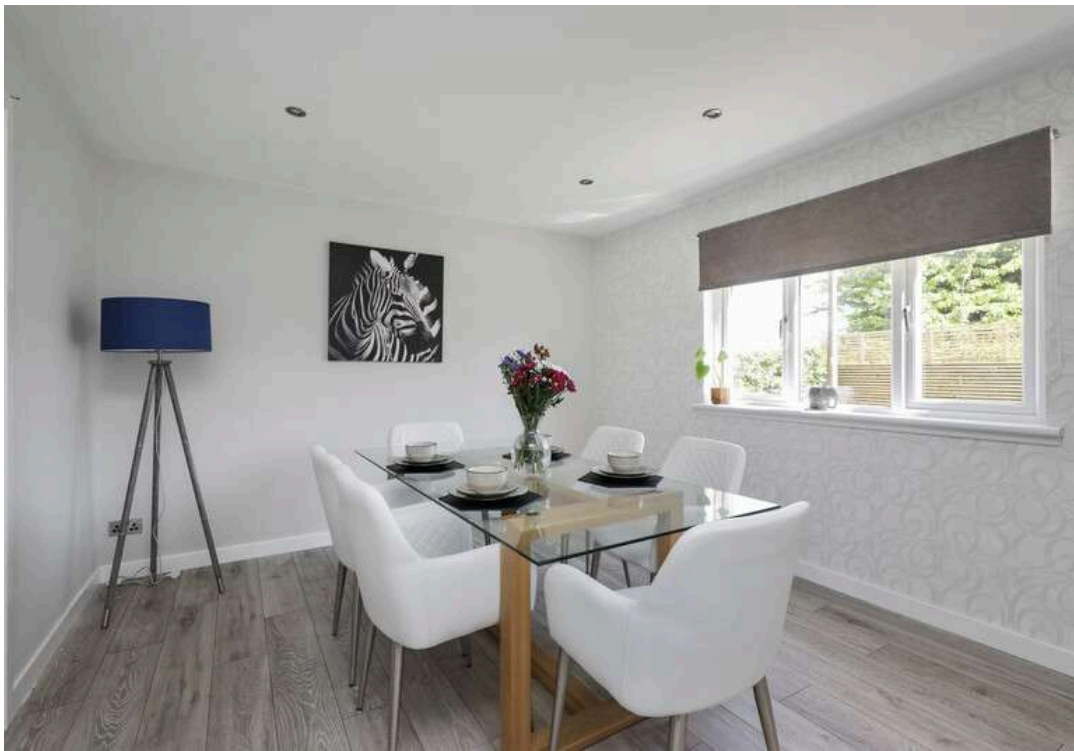




Seldom does a property such as this become available and viewing is strongly recommend to appreciate exactly what fantastic family accommodation is on offer. Upgraded throughout and modernised by its current owner the property benefits from a self contained annex making an ideal 'granny flat' or air BnB accommodation. Including the annex there is five public rooms including spacious lounge with conservatory, dining room, kitchen dining room and within the annex a spacious lounge/kitchen. With five generous bedrooms and 4 modern bathrooms and a utility room, this is truly well proportioned for the larger family.

Externally there is ample mono bloc parking for up to 4 cars, a mixture of paving, decking and grassed area, giving a secure safe play area for children and pets and perfect for alfresco entertaining.

- Stunning one of a kind detached family home
- Self contained annex perfect for Air BnB or family member, ample parking
- 5 public rooms, 5 bedrooms, 4 bathrooms
- Private gardens with privacy to front, side & rear
- Secure gated entrance, utility room

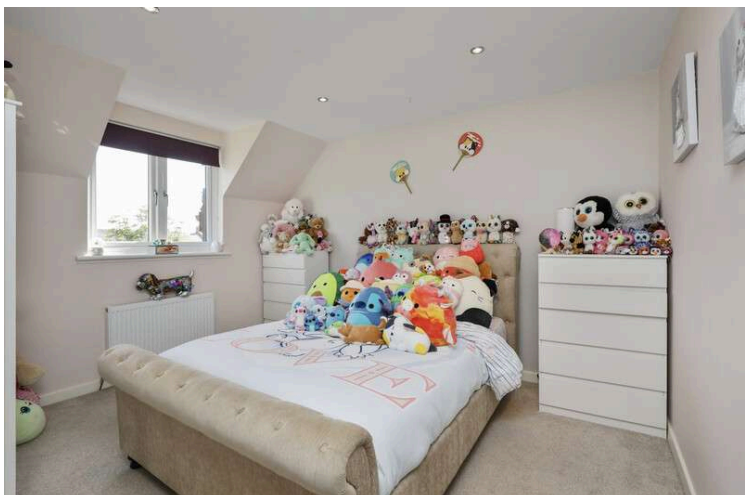






A unique opportunity with having the fully modernised annex with its own private entrance but can be access from the utility room. The annex comprises a bright open plan lounge with a well equipped kitchen area and a spacious lounge and modern shower room on the ground floor and stairs allowing access to the generously proportioned double bedroom with lovely natural light from the four velux windows. The annex would make the most perfect self contained space for elderly relatives or could easily be used as an extra income as an Air BnB with excellent access to the city centre and the city bypass.





Location

The popular Gilmerton area is just over 4 miles from the city centre with easy access to the A720 Edinburgh City Bypass connecting with Scotland's main motorway network. A wide range of shopping amenities is available in close proximity including an Aldi and Morrisons Supermarket. Cameron Toll Shopping Centre, meanwhile, is only a short drive away offering a more extensive retail experience can be found at the Fort Retail Park, Stration Retail Park and Cameron Toll. Ample recreational facilities are on offer in the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst some pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary and Sick Kids Hospitals at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families with both Gilmerton Primary School and Liberton High School close by. There are a number of University buildings also in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.

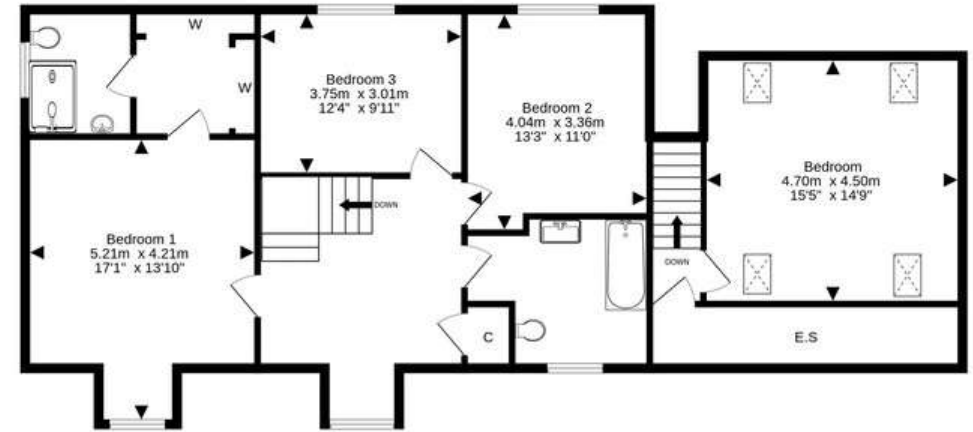
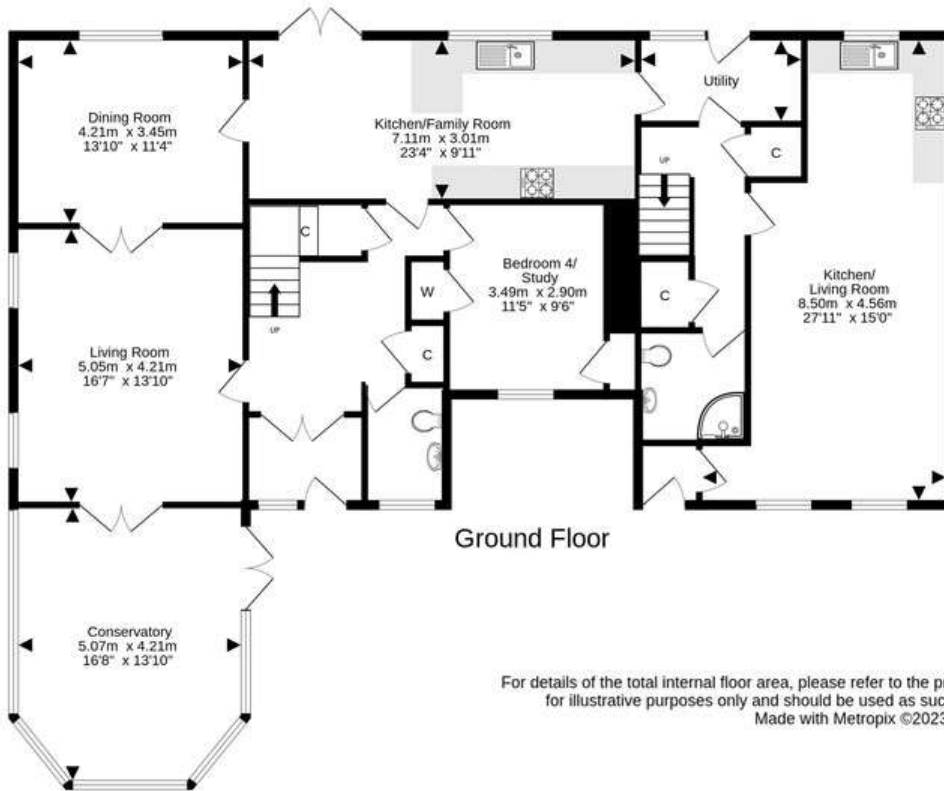
Extras

Included in the sale are all window coverings, light fittings and kitchen white goods. By separate negotiation some items of furniture, hot tub, swimming pool and gazebo.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



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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