



70 EAST KILNGATE PLACE

GILMERTON, EDINBURGH, EH17 8UR



1 PUBLIC



2 BED



1 BATH



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70

EAST KILNGATE PLACE

Well-presented throughout in move-in condition, this two-bedroom, terraced house in Gilmerton offers light and airy interiors that are decorated in neutral tones. The modern home further benefits from allocated parking and a fully-enclosed rear garden with a sunny, south-facing aspect. It comes with excellent storage facilities and provides versatility for a wide variety of buyers, including small families, couples, first-time buyers, and commuting professionals alike.

Features

- Terraced house in move-in condition
- Family-friendly setting in popular Gilmerton
- Neutral interior design throughout
- Entrance hall with storage and a WC
- Living/dining room with garden access
- Well-appointed kitchen
- Two double bedrooms with fitted wardrobes
- 3pc bathroom with overhead shower
- Private gardens to the front and rear
- External store
- Allocated parking space
- Gas central heating and double glazing



EPC Rating - C

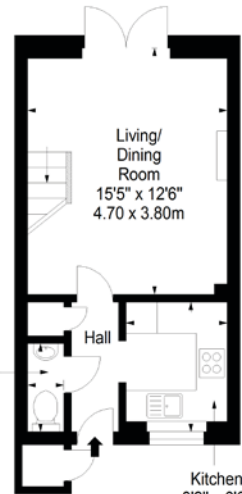
Home Report Value - £185,000

For up to date price & viewing information contact VMH Property or visit us online.

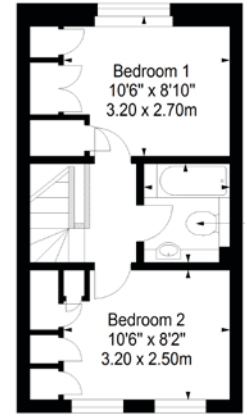


Extras: all fitted floor and window coverings, and an integrated oven and gas hob to be included in the sale.

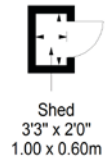
Ground Floor
Approx. 27.6 sq. metres (297.1 sq. feet)



First Floor
Approx. 26.9 sq. metres (289.5 sq. feet)



Shed
Approx. 0.6 sq. metres (6.5 sq. feet)



Total area: approx. 55.1 sq. metres (593.1 sq. feet)



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CHARTERED FIRM

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