



## 79 Gilmerton Place

Gilmerton, Edinburgh, EH17 8TR

*We sell homes, not just houses*





## Summary

*This detached house is situated in a quiet cul-de-sac in Gilmerton and enjoys three bedrooms, two reception rooms, a kitchen, and a shower room, all enhanced by immaculate, contemporary interiors, plus a low-maintenance front garden, a sunny rear garden, a detached single garage, and a multi-car driveway. The home is presented in a true move-in condition and is sure to appeal to those looking for a quiet suburban retreat within easy reach of the heart of the city.*

*Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.*



## Features

- Detached house in Gilmerton
- Immaculate, contemporary interiors
- Entrance hall
- Open-plan living room and dining room
- Attractive kitchen
- Two double bedrooms
- One single bedroom
- Stylish, pristine shower room
- Low-maintenance front garden
- Easy-to-maintain, landscaped sunny rear garden
- Detached single garage
- Multi-car driveway with EV charger
- Gas central heating and double glazing
- EPC Rating - C





“Detached house in  
Gilmerton with immaculate,  
contemporary interiors”







“Two double bedrooms, one single bedroom and a stylish, pristine shower room”

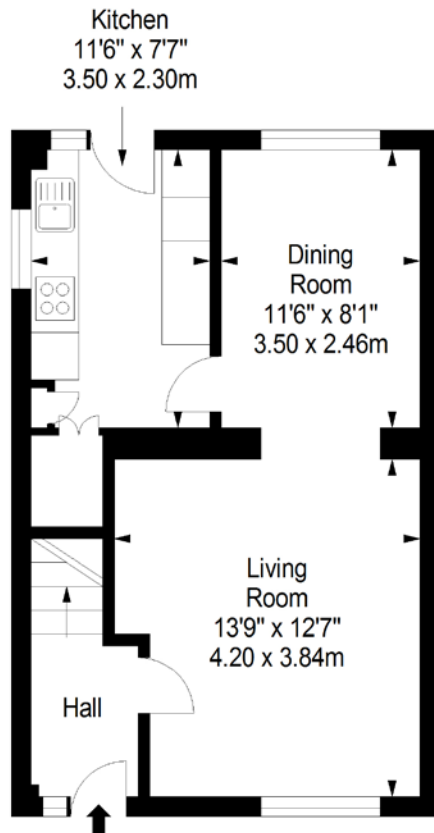




# Floorplan

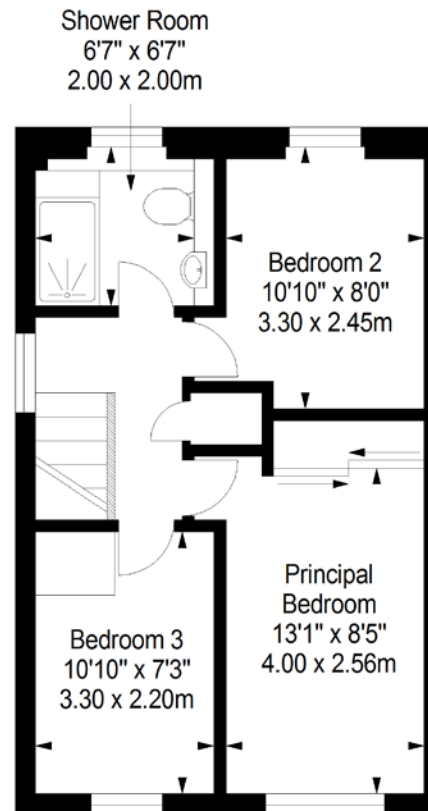
## Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



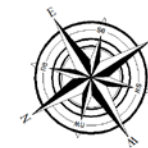
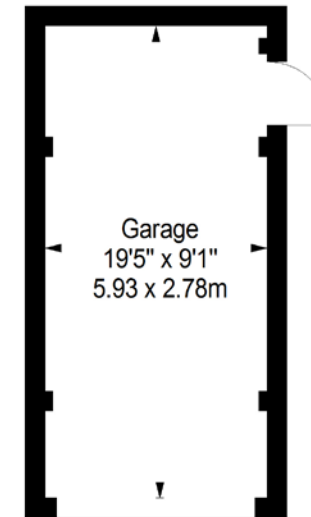
## First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



## Garage

Approx. 16.6 sq. metres (178.7 sq. feet)



Total area: approx. 96.0 sq. metres (1033.4 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

