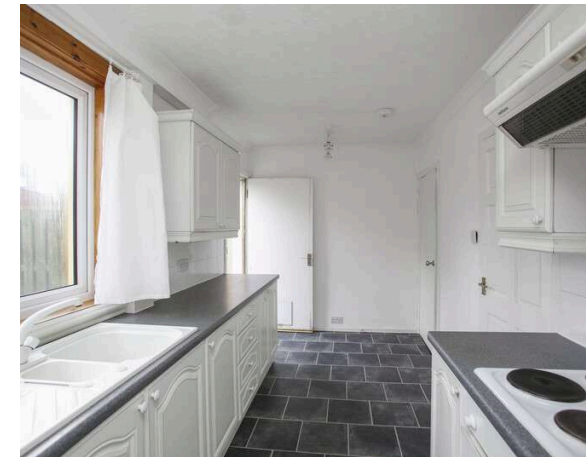




70 Gilmerton Dykes Avenue, Edinburgh, EH17 8LR

www.mcdougallmcqueen.co.uk



Offered to the market is this well proportioned mid terrace home with gardens to the front and rear. The accommodation briefly comprises : bright lounge with large window giving good natural light and living flame gas fire with surround as a focal point. Kitchen with space breakfasting table and chairs and two large storage cupboards (one houses the combi boiler). On the upper level is the fully tiled bathroom with shower over bath and window to give natural light. Both bedrooms are of generous size with bedroom 1 giving access to the floored attic room. The attic room would make an ideal home office and gives storage within the eaves. The property benefits from gas central heating and double glazing and externally there is an easy to maintain garden to the front. To the rear is a large garden space with paving and lawn area.

- Mid terrace home with front & rear garden
- Bright lounge, kitchen with access to garden
- 2 double bedrooms and usable attic room
- Gas central heating & double glazing
- Popular location close to city centre
- Unrestricted on street parking



Location

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle

Extras

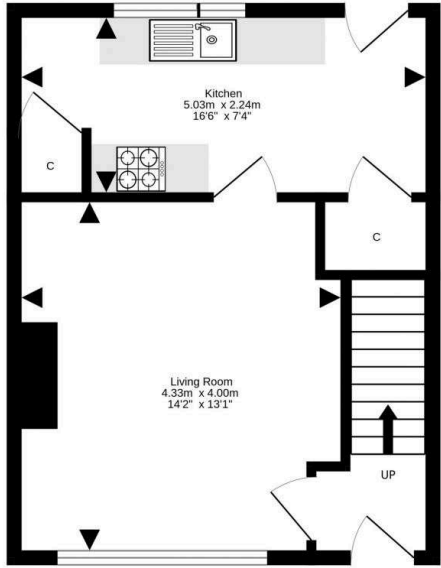
Included in the sale are window coverings and fridge freezer.

Price & Viewing

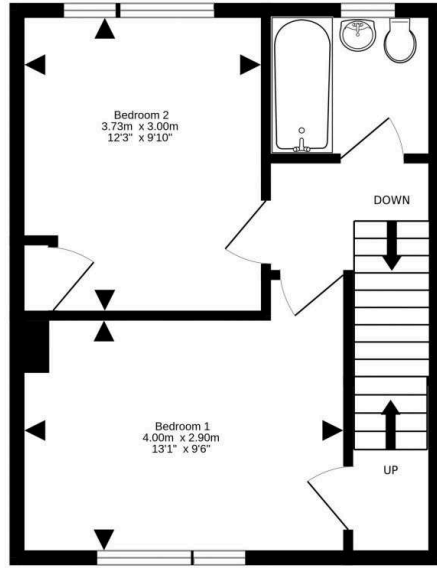
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

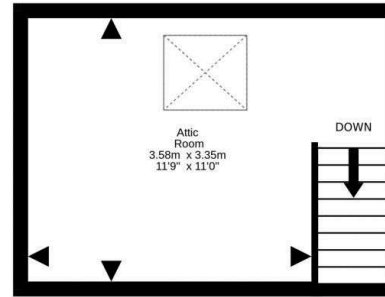
Council Tax - B



Ground Floor



1st Floor



2nd Floor



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

