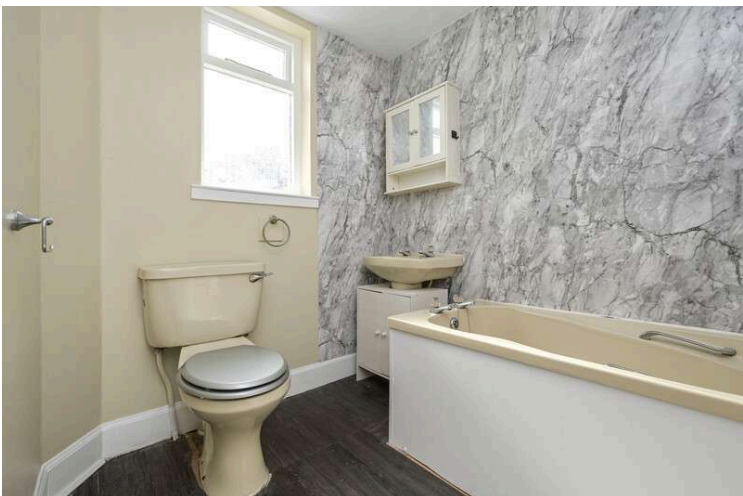






Rarely available to the market, this delightful and charming two bedroom end of terrace cottage offers bright and spacious accommodation along with private gardens to the front and rear with on street parking. The property is ideally located in the popular Gilmerton area lying south of Edinburgh city centre with excellent public transport links, close to many local amenities and schooling. Presented to the market in good order throughout, an early viewing is recommended.

- Reception hallway.
- Front facing living/dining room.
- Breakfasting kitchen with a range of wall and base units, door accesses the rear garden.
- Rear facing double bedroom with built in wardrobe storage.
- Front facing double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating, new boiler installed September 2022.
- Double glazing.
- Enclosed garden to the rear, garden shed included.
- Private garden to the front.
- On street parking.



## Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity including Lidl, Iceland, Aldi and Morrisons supermarkets. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh with a bus terminus being within easy walking distance of the flat, and the main commuting routes, including the M8 and M9, are also easily accessible, with an airlink bus to the airport. The property is also ideally positioned for those connected to the Royal Infirmary.

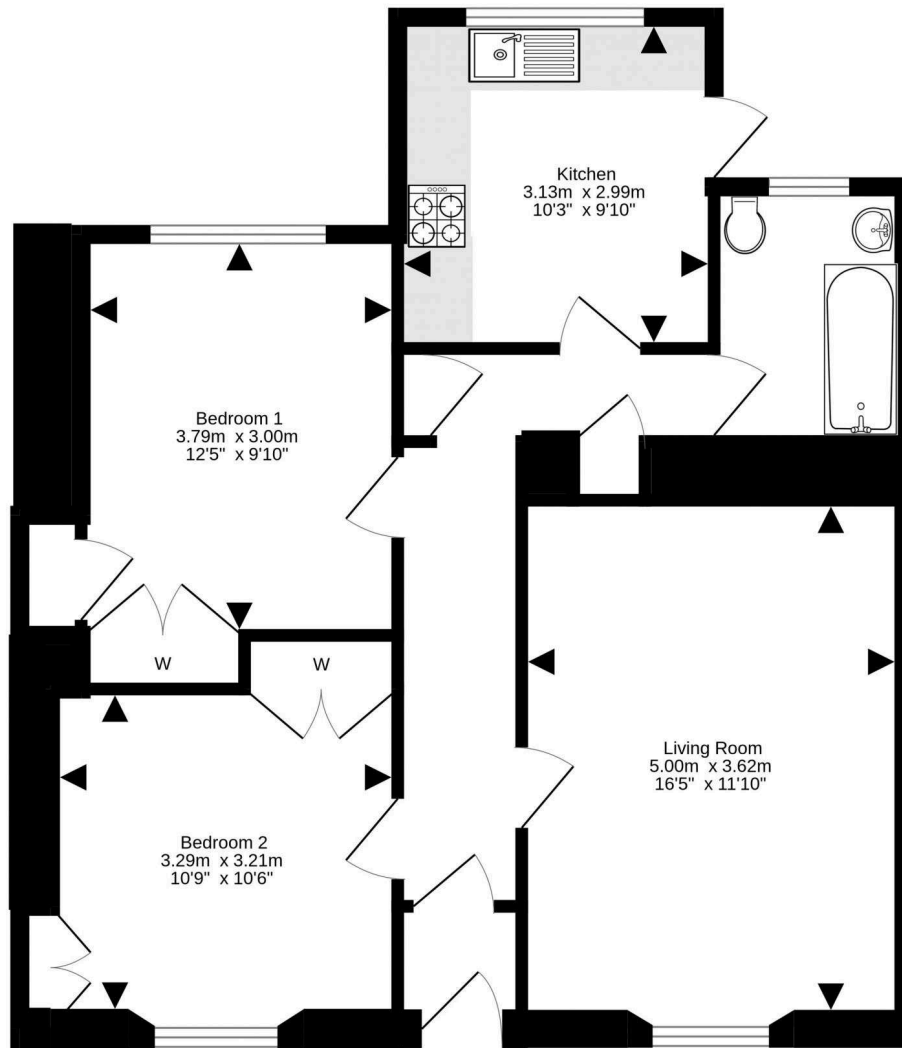
## Extras

Included in the sale are the kitchen appliances, fixtures & fittings and all floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

