

COULTERS<sup>©</sup>

# 9 FORDELL VIEW

GILMERTON, EDINBURGH, EH17 8AG

 4 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

A stylish and spacious four bedroom detached house forming part of a newly built development within the residential area of Gilmerton.

The house benefits from a well presented private rear garden, single garage and driveway parking.



## KEY FEATURES



Immaculately presented detached house.



4 bedrooms, one with an en-suite.



Private rear garden.



Single garage and driveway.



Close to several parks and green spaces.



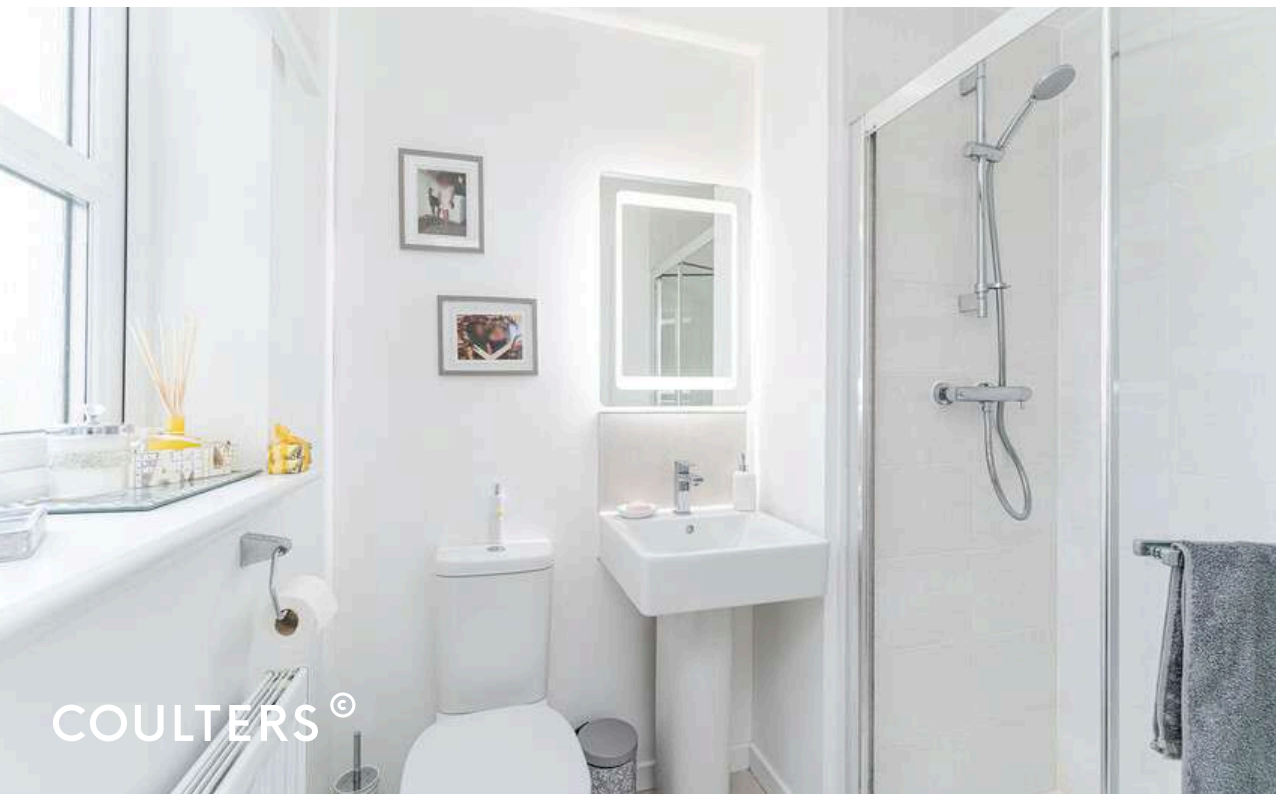
Within a short drive of Straiton Retail Park.



The accommodation on the ground floor comprises a hall, WC, living room and kitchen/dining room which leads to the utility room with side door to the private driveway.

The kitchen/dining room has a stylish fitted kitchen with modern units, integrated appliances and space for a dining table. French double doors lead directly into the rear garden.





## MORE INFORMATION

The first floor comprises three large double bedrooms, one with ensuite shower room. A further fourth bedroom and a family bathroom completes the first-floor accommodation. The upper landing provides storage cupboards and access to the loft space.

Externally, the property offers garden grounds to the rear which comprise a paved seating area as you enter the garden from the house and a large flat lawn area. To the front of the house, there is a monoblock driveway which provides off-street parking for two cars. The driveway leads to a single garage.

The property further benefits from double glazing, combi-gas heating and private playparks within the development.







## THE LOCAL AREA

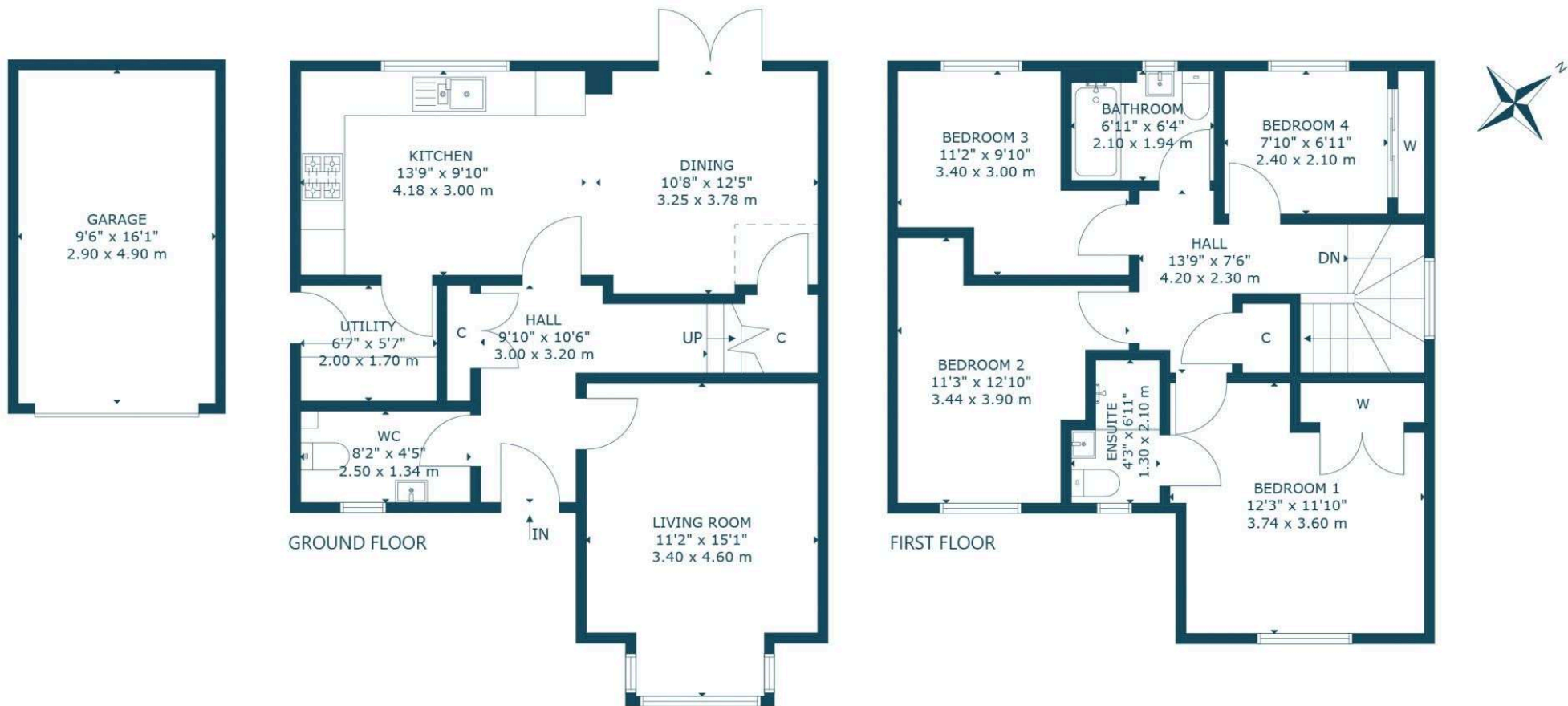
Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre.

Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including Straiton Retail Park, primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Gilmerton Park and Little France Park, providing residents with opportunities for outdoor activities and relaxation making it a desirable place to live for families and professionals.

Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Edinburgh Airport and beyond.

## EXTRAS

All blinds, light fittings, fitted flooring, fitted wardrobes and integrated appliances are included in the sale price.



9 FORDELL VIEW, EDINBURGH, EH17 8AG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,206 SQ FT / 112 SQ M  
 GARAGE 151 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.