



Solicitors & Estate Agents










Offers Over
£300,000

17 East Kilngate Wynd

Gilmerton | Edinburgh | EH17 8UQ

Neilsons are delighted to offer to market this impressive detached home, quietly positioned at the end of a pleasant cul-de-sac within an established modern development. Close to local amenities and transport links, this property would make for an ideal purchase for any growing family or professionals.

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The reception room boasts a front aspect with an elegant archway leading to the formal dining space, while providing access to the conservatory for a seamless indoor-outdoor flow. A modern fitted kitchen features ample white gloss wall and base units, complemented by a contrasting dark worktop. Adjacent to the kitchen, a separate utility room with a rear door and WC offers convenience. The converted garage, currently configured as a hobby room, presents versatile options as a great office space or children's playroom. The bedrooms include a principal double with a front aspect and contemporary fully tiled en suite, a double with a rear open aspect, and a single ideal for a study or nursery. The bathroom boasts a modern three-piece white suite, complete with a double rainfall shower and panels all around.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances, range cooker and fitted floor coverings. The seller is open to discussions relating to purchase of the American fridge freezer, washing machine, tumbler dryer and all free-standing furniture.

Gardens & Driveway

The rear garden is highly decorative, while being fully enclosed by secure fencing. Accessed directly from the property is a large deck, an ideal spot for outside entertaining, along with a section of artificial turf. To the front is a gravel driveway with further parking bays available on street for visitors.

Viewing

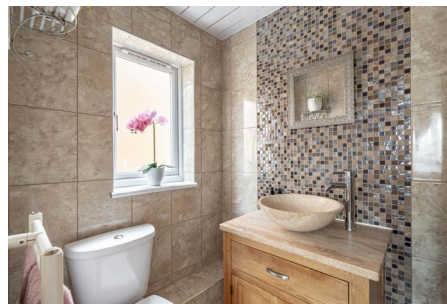
Please contact Neilsons on 0131 625 2222.





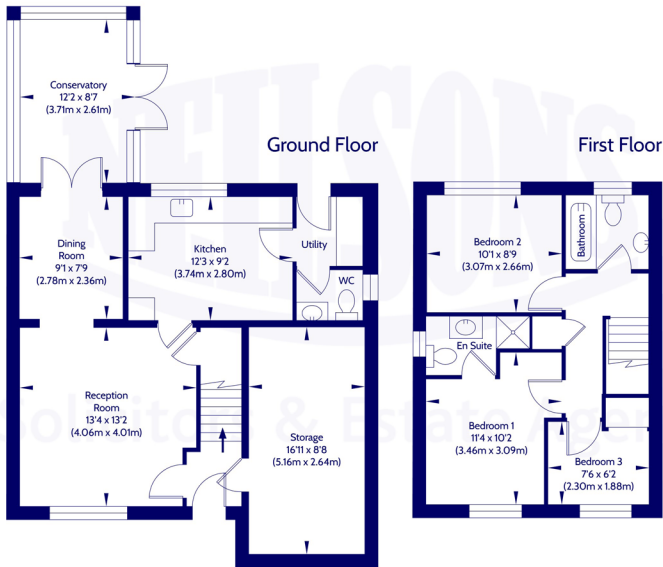
Location

East Kilngate Wynd forms part of a modern development within the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services are close at hand Lasswade Road and Gilmerton Dykes Street operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 103.39 Sq M / 1113 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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