



43 East Kilngate Place

Gilmerton, Edinburgh, EH17 8UR

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This mid-terraced house forms part of an established modern development in Gilmerton and offers two bedrooms, a living room, a kitchen, and a shower room (plus a separate WC), as well as front and rear gardens and access to unrestricted parking. Tucked in a quiet cul-de-sac, the house benefits from close proximity to nearby amenities, whilst the heart of the city is just over four miles away.

The home's front door (flanked by an external storage cupboard) opens into a hall with built-in storage and a useful WC, leading into the living room straight ahead. Here, neutral décor is enhanced by an elegant accent wall and a fitted carpet for optimum comfort underfoot. Space is provided for a choice of lounge furniture, and French doors open onto the rear garden, ideal for alfresco entertaining and family recreation during the warmer months. In the neighbouring kitchen, wall and base cabinets are accompanied by workspace, splashback tiling, and an integrated oven, hob, and extractor fan. A freestanding fridge/freezer is included, whilst space and plumbing are provided for a washing machine.

Features

- Mid-terraced house in Gilmerton
- Well-presented, modern interiors
- Entrance hall with built-in storage and WC
- Living room with French doors onto garden
- Bright, southerly facing kitchen
- Two double bedrooms (one with built-in storage)
- Stylish, contemporary shower room
- Front and rear gardens
- Access to unrestricted parking
- Gas central heating and double glazing
- EPC Rating - C





“Mid-terraced house in Gilmerton
with well-presented,
modern interiors”







On the first floor, a landing leads to the home's two double bedrooms and a bathroom. The bedrooms both offer plenty of space for freestanding furniture with one further benefiting from built-in storage. Finally, a stylish, contemporary shower room completes the accommodation on offer, comprising a walk-in enclosure with a rainfall shower, a basin set into vanity storage, a WC, a wall-mounted cabinet, and a tall, matte-black towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by gardens to the front and rear. The former enjoys a southerly-facing aspect, whilst the latter includes a lawn and a patio for outdoor dining furniture and summer barbecues. Unrestricted parking can be found to the front of the house.

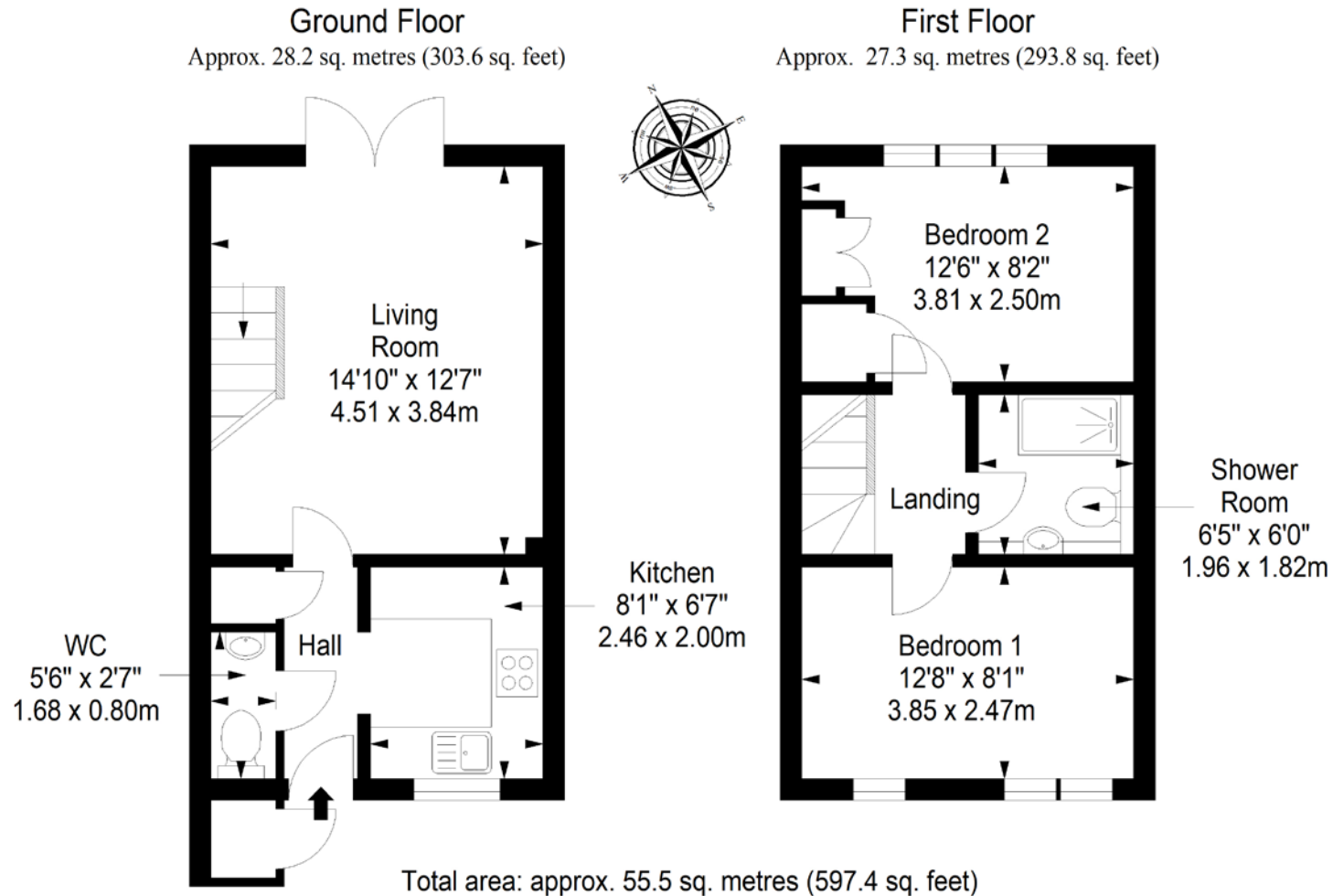
Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and garden shed will be included in the sale. The sofa can also be included if required.

Gilmerton

Gilmerton is a popular city suburb lying approximately 4 miles from the city centre with easy access to the A720 Edinburgh City Bypass connecting with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.



Floorplan



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