

COULTERS<sup>®</sup>

# 18 EDWARDS WYND

GILMERTON, EDINBURGH, EH17 8XW

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

18 Edwards Wynd is an immaculately presented, modern three bedroom semi terraced house, forming part of a smart modern development in the popular area of Gilmerton (built 2020). Well connected, with easy access to the city bypass, this engaging home also benefits from a nearby cycle path, as well as being close to the Shawfair Park and ride. The front door opens onto a lovely hall with a stair to the upper floor. A bright sitting room / dining room has patio doors, flooding the room with natural light, allowing for a charming view of the garden in all weathers.

## KEY FEATURES



Stylish, modern semi-detached house.



Three beautifully presented bedrooms.



Delightful, enclosed south facing rear garden.



Private driveway with space for two cars.



Attractive new residential neighbourhood inside the Edinburgh bypass



Excellent local amenities nearby.



The sleek fitted kitchen has wall and base mounted cabinetry with integrated appliances which comprise; gas hob, extractor hood, eye-level oven, dishwasher and washing machine. A handy WC is also located at ground level. On the first floor are three engaging bedrooms and a stylish family bathroom with a bath (and shower over), WC and wash hand basin. Overhead, a large portion of the loft is floored for storage; with an accessible pull-down hatch. Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. There is a delightful, enclosed south facing rear garden, mainly laid with lawn and a patio area with borders, ready for planting. There is a good sized two car driveway and further unrestricted parking is available on the street outside.





## THE LOCAL AREA

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

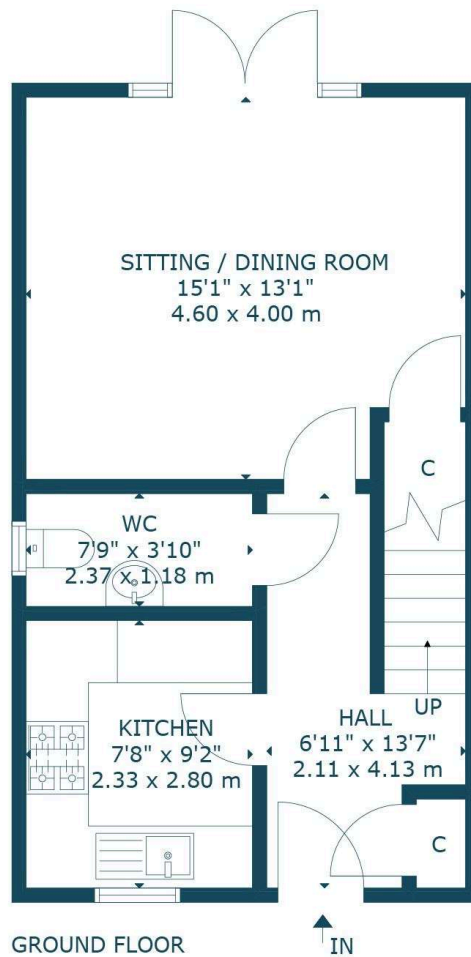
Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including Straiton Retail Park, primary and secondary schools (with plans for an additional primary school) and sports facilities including 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.

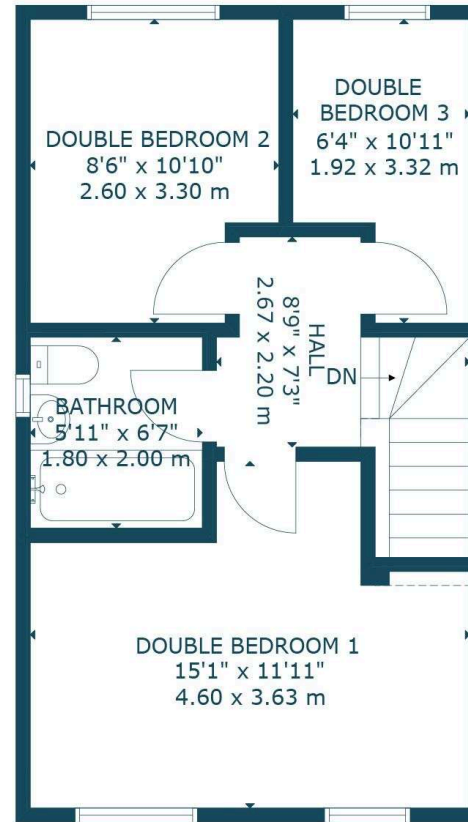
## EXTRAS

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





GROUND FLOOR



FIRST FLOOR



18 EDWARDS WYND, GILMERTON, EDINBURGH, EH17 8XW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 825 SQ FT / 77 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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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.