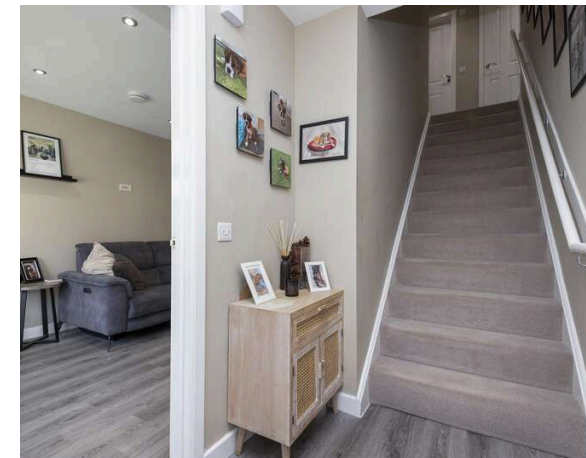




6 Torrance Row, Edinburgh, EH17 8ES

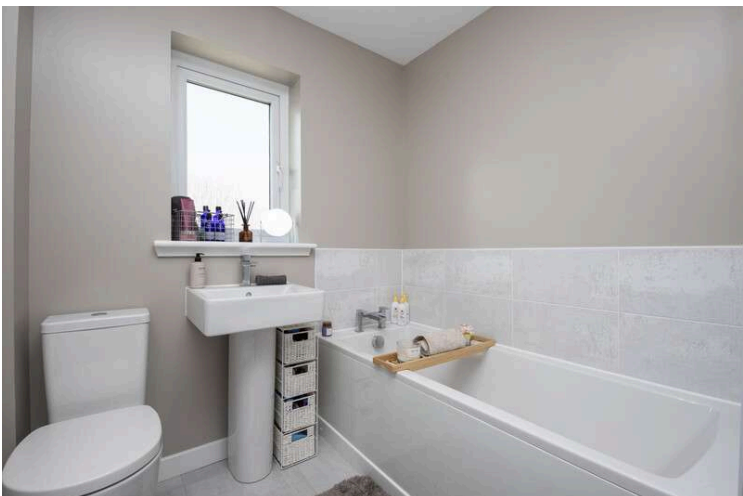
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





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 landscaped rear garden, single garage and driveway parking. The accommodation briefly comprises on the ground floor : living room leading onto the kitchen/dining room which gives access to the utility room and WC with side door to the rear garden. 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. The first floor comprises four bedrooms with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the first-floor accommodation. Throughout the property there is good storage including the loft space. Externally, the property offers generous garden grounds to the rear which comprise a paved seating area and flat lawn area giving a perfect entertaining and play area for either children or pets. To the front of the house, there is a monoblock driveway which provides off-street parking and leads to the single garage. The property further benefits from double glazing, combi-gas heating.

- Simply stunning 4 bed detached family home
- Landscaped gardens, garage with driveway
- Kitchen/dining area, utility room & WC
- Principal bedroom with en-suite shower-room
- Popular residential area close to city centre
- Short drive to Straiton Retail Park & City By-Pass



## Location

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 LeisureCentre. 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

Included in the sale are window coverings and the fridge freezer. The wardrobe in the child room and the washer dryer can also be left if wished.

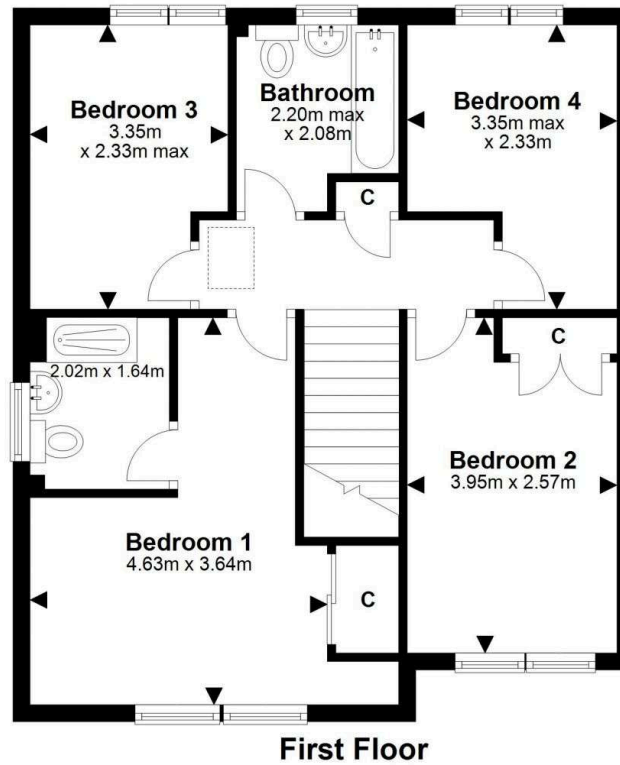
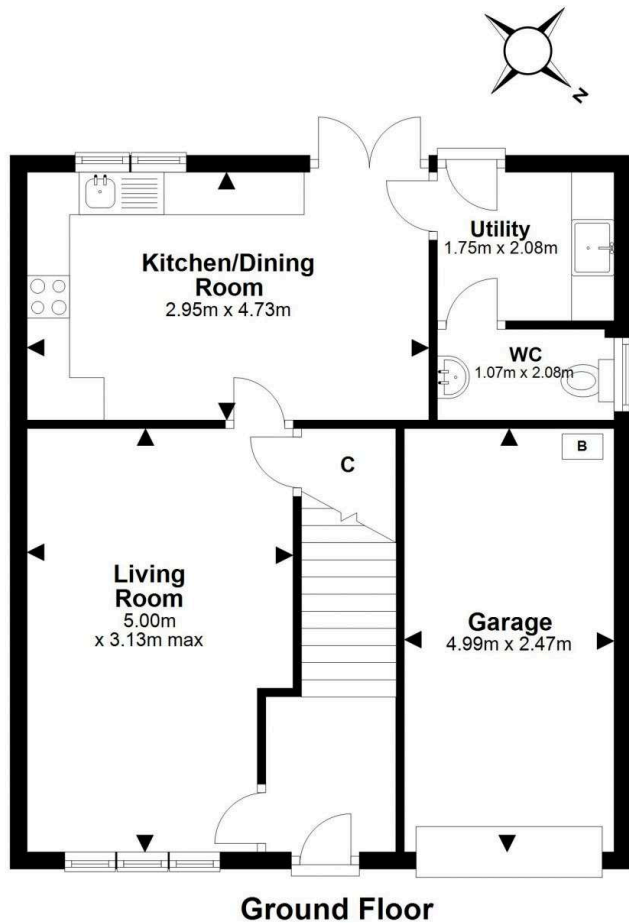
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

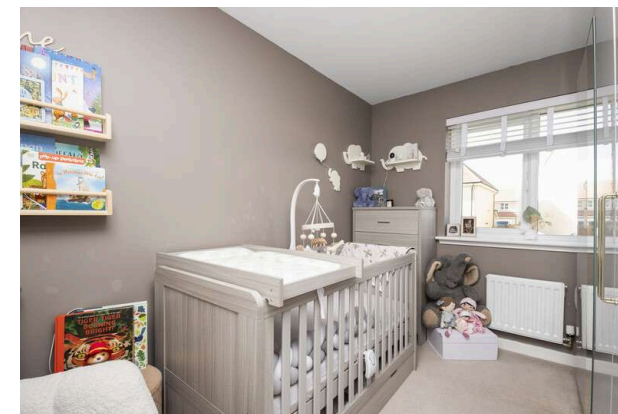
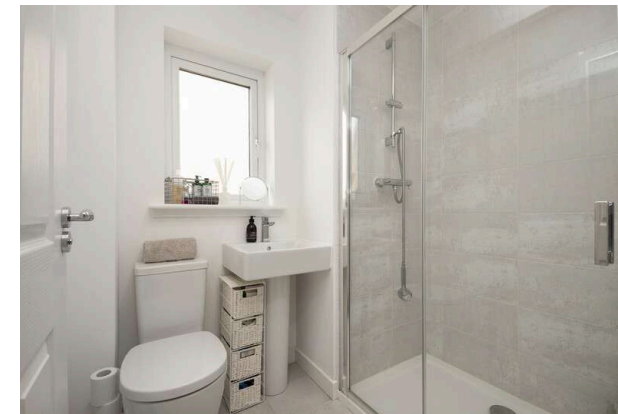
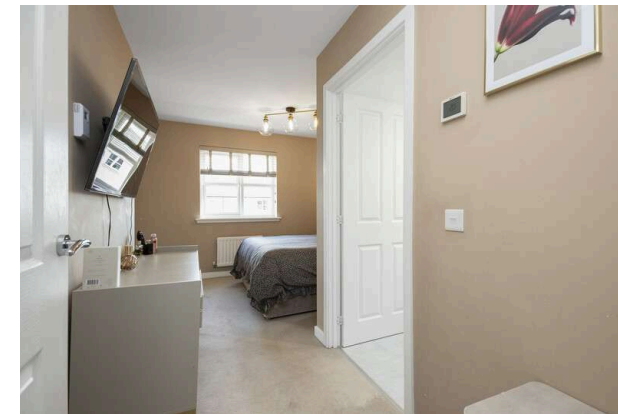
EPC Band - B

Council Tax Band - F





For details of the total internal floor area, please refer to the Home Report.  
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.  
 PlanUp 2024  
 Plan produced using PlanUp.



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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.

