

GILMERTON

29 EAST KILNGATE PLACE
EH17 8UR



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EPC RATING: C

OFFERS OVER £200,000



PERFECT THREE BED SEMI DETACHED HOUSE IN LOVELY QUIET DEVELOPMENT IN POPULAR GILMERTON LOCATION

This modern home would make a perfect property for first time buyers or a young family with spacious living room, dining kitchen, three bedrooms and a lovely garden. Now requiring some updating. Close to the amenities of Gilmerton, Fort Kinnaird & Straiton, with great transport links into the city centre.

VIEWING

By Appointment pls Call 0131 4466850

PROPERTY DESCRIPTION

- Porch leading to hallway with handy downstairs wc
- Bright, sunny living room with open staircase
- Kitchen/dining room with range of fitted units & appliances, space for a dining table, great understairs storage and French doors to the rear garden
- Two double bedrooms upstairs
- Single bedroom three with overstairs storage
- Family bathroom with bath with electric shower over, built in vanity sink & wc
- Gas central heating and upvc double glazed windows
- Open front garden with off street parking and good sized rear garden with decking, paved patio, flower beds, bin store and access to the street at the side
- Parking bays and free on street parking

AREA

Gilmerton is a popular area in the south of the city which is mainly residential but with a range of local shops, including an Aldi & Morrisons. Further amenities are available in Cameron Toll Shopping Centre or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Gilmerton Primary & St John Vianney RC Primary Schools and Liberton & Holy Rood RC High Schools. Also ideally located for Edinburgh University and the Royal Infirmary. There are great outdoor spaces in the area including Ellen's Glen, Burdiehouse Burn, Liberton Public Park and the Braid Hills, together with a good range of golf clubs and leisure facilities. Regular bus services run nearby with convenient travel links to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

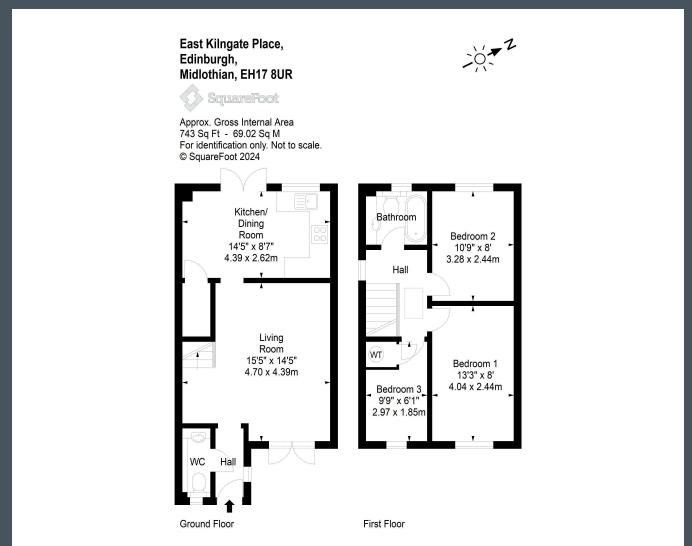
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer & washing machine are included in the sale but warranty is excluded.

HOME REPORT VALUATION

£210,000

Living room	15'5 x 14'5 (4.70 x 4.39m)
Kitchen/dining room	14'5 x 8'7 (4.39 x 2.62m)
Bedroom 1	13'3 x 8' (4.04 x 2.44m)
Bedroom 2	10'9 x 8' (3.28 x 2.44m)
Bedroom 3	9'9 x 6'1 (2.97 x 1.85m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

