



10 Bain Street

Gilmerton, Edinburgh, EH17 8YL

CALL US ON 0131 447 4747

10 Bain Street, Gilmerton, Edinburgh, EH17 8YL

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive & good-sized living room.
- Fabulous dining kitchen with breakfast bar & French doors to rear garden.
- Utility room with storage & access to rear garden.
- Upper landing with storage & access to attic.
- Master bedroom with built-in mirrored wardrobes & en suite shower room.
- Bedroom 2 with en suite shower room & built-in mirrored wardrobes.
- French doors to Juliet-style balcony.
- Further double bedroom.
- Bedroom 4.
- Family bathroom.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Driveway leading to garage.
- Beautifully maintained landscaped garden to rear with patio & decking areas.
- Unrestricted on-street parking.
- Views to front.
- NHBC Guarantee.



GENERAL DESCRIPTION

A stunning detached villa situated within a sought-after modern development (approximately 3 years old built by Bellway Homes) in the popular Gilmerton district of the City. The property is an ideal commuter base into Edinburgh and further afield with its close proximity to the Edinburgh City Bypass and there is an excellent range of local amenities close at hand particularly at Straiton Retail Park. The property would make an excellent family home in a good location.

FACTOR NOTE:

The communal areas within the development are factored by Ross and Liddell at an approximate charge of £10 per calendar month.

COUNCIL TAX BAND: G.

TRAIN STATION: APPROXIMATELY 4.9 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT: APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 200 METRES.

LOCATION

Bain Street is quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Straiton Retail Park and Cameron Toll Shopping Centre are both close at hand offering a more extensive range of shopping requirements. Good public transport services 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 the Gracemount Leisure Centre 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.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER.

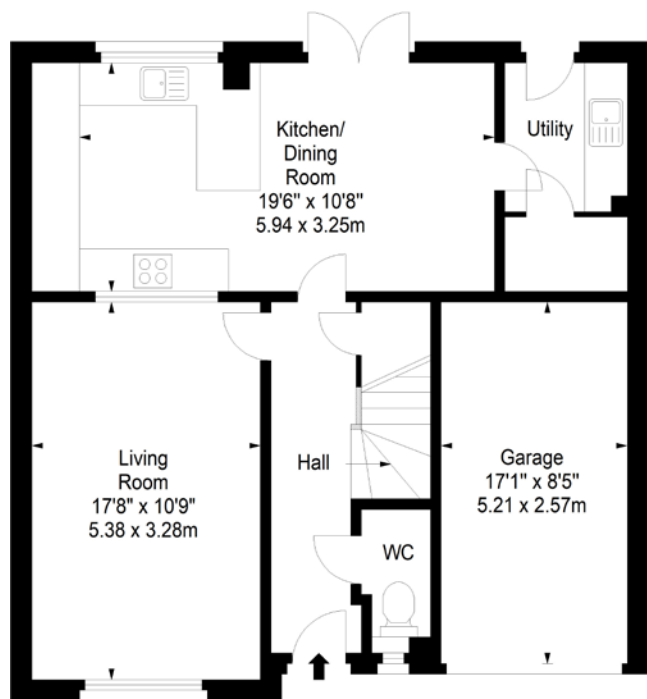
**Bain Street,
Edinburgh,
Midlothian, EH17 8YL**



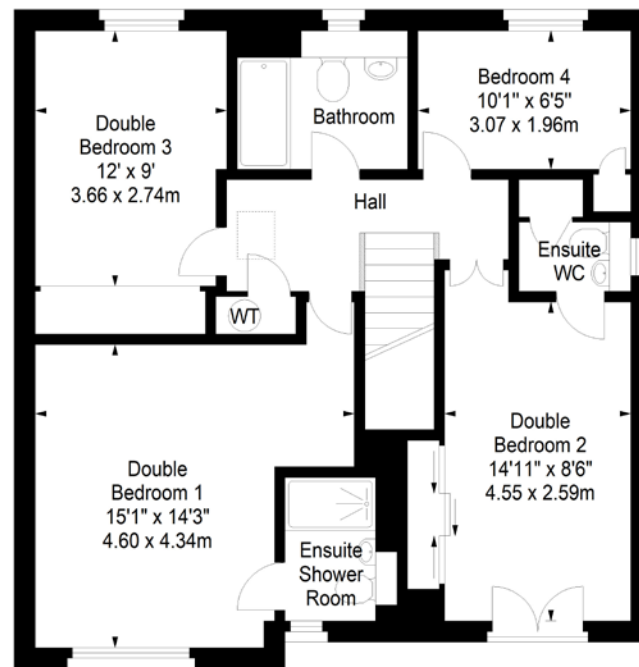
Approx. Gross Internal Area
1423 Sq Ft - 132.20 Sq M
Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor



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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.