



GILSON GRAY

LAW • PROPERTY • FINANCE

9 CARTER DRIVE

Gilmerton, Edinburgh, EH17 8GR



Welcome to a beautiful four-bedroom townhouse that forms part of a modern development in popular Gilmerton. Offering bright and spacious rooms decorated to exceptional standards, this home meets the demands of family life, providing plenty of space, storage, and a fully-enclosed garden with a suntrap aspect. It also boasts a quality kitchen and three washrooms as well. Furthermore, this property has a desirable setting for families, positioned close to Edinburgh's picturesque green belt, whilst still being within easy reach of amenities, schools, and transport links.

Extras: integrated oven, gas hob, and fridge/freezer, and an undercounter washing machine, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Factoring Info: There is a factoring arrangement with Ross & Liddell. Yearly charge is around £174.

FEATURES

- A modern townhouse in Gilmerton
- Part of a sought-after development
- Welcoming entrance hall with a WC
- Living/dining room with garden access
- Modern, well-appointed kitchen
- Four spacious double bedrooms
- Contemporary en-suite shower room
- Family bathroom with double-ended bath
- Good storage and built-in wardrobes
- Rear garden with southeast-facing aspect
- Unrestricted on-street parking







"AN EXCEPTIONAL
TOWNHOUSE IN GILMERTON
WITH BEAUTIFUL MODERN
INTERIORS, INCLUDING A
QUALITY KITCHEN AND
THREE WASHROOMS"





EPC RATING:

B

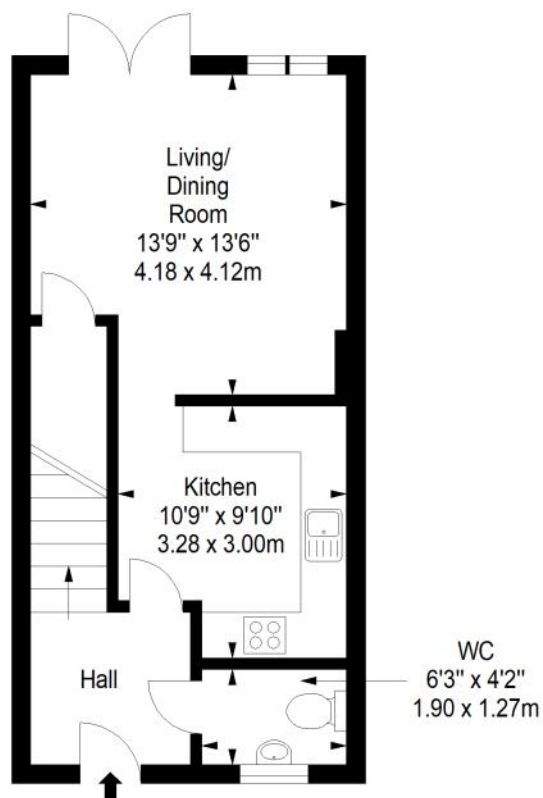
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

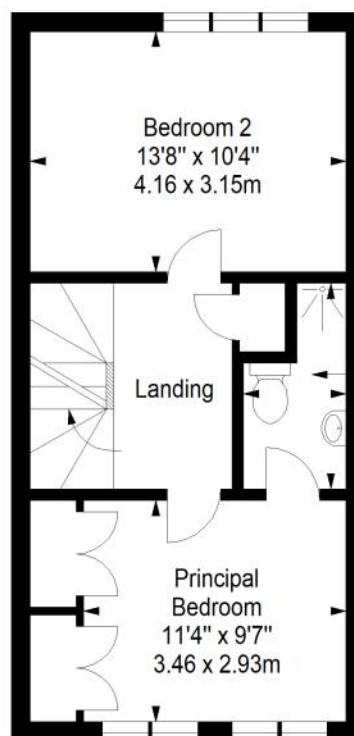
Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



First Floor

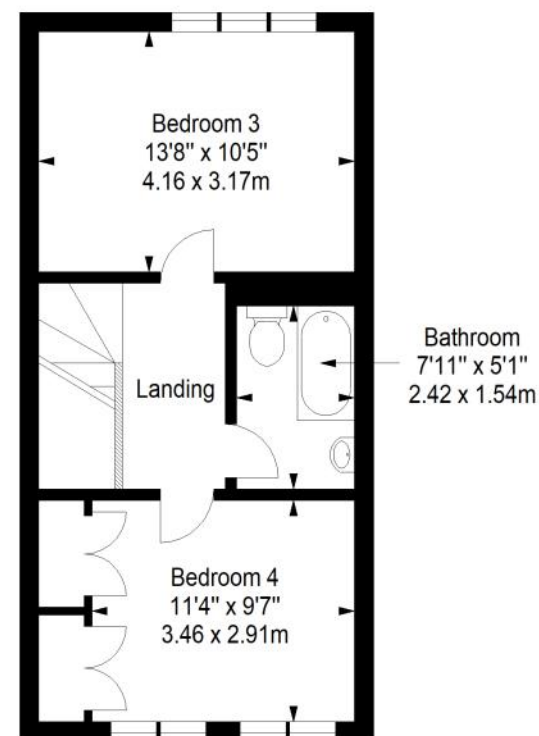
Approx. 37.5 sq. metres (403.7 sq. feet)



En-suite
8'10" x 4'5"
2.70 x 1.35m

Second Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)



GILSONGRAY.CO.UK

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GLASGOW

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DUNDEE

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BORDERS

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