



GILSONGRAY
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"





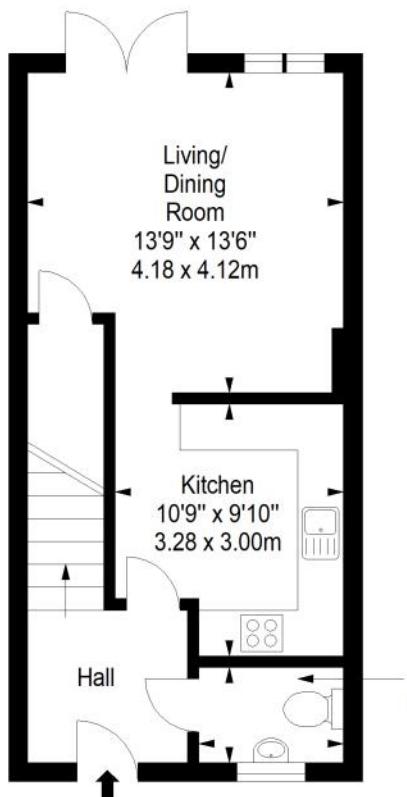
EPC RATING: **B**

COUNCIL TAX BAND: **F**

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

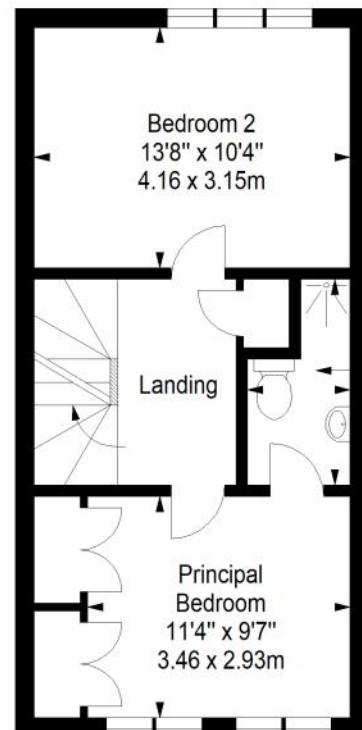
Ground Floor

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



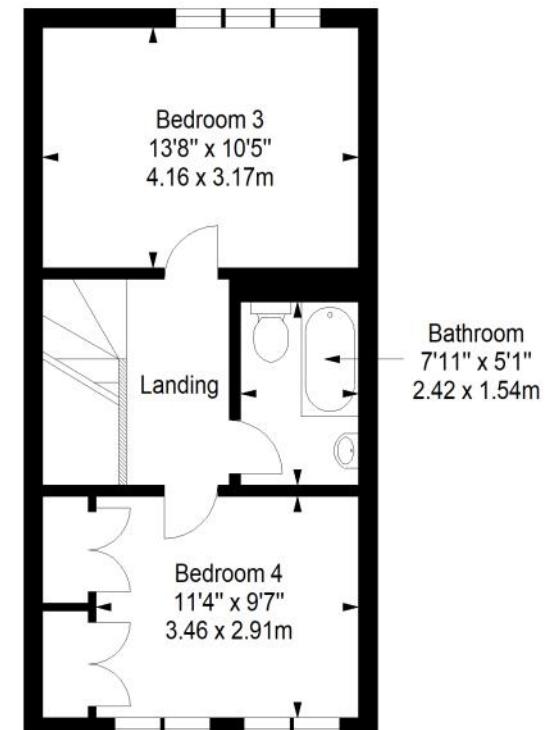
First Floor

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



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

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.