



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.



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"





CONTACT
01273 811111

EPC RATING:

B

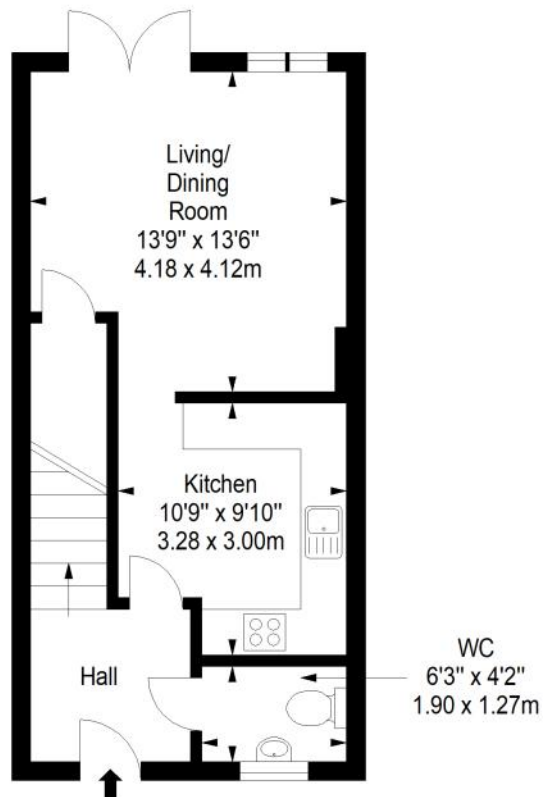
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

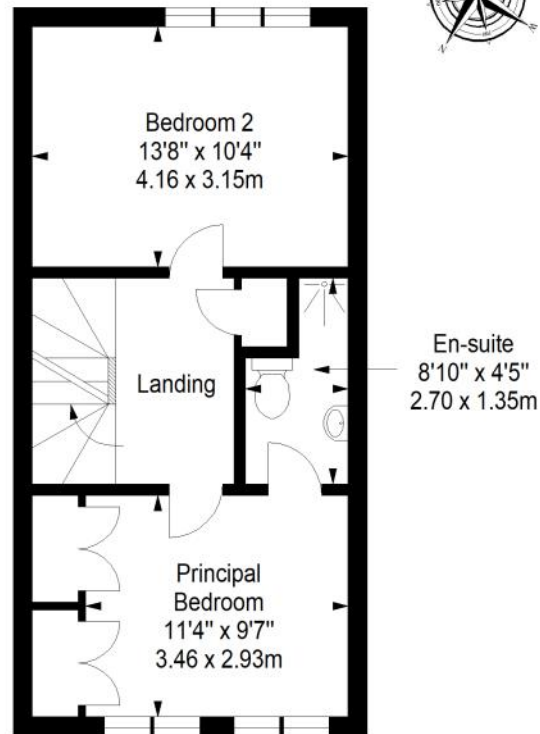
Ground Floor

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



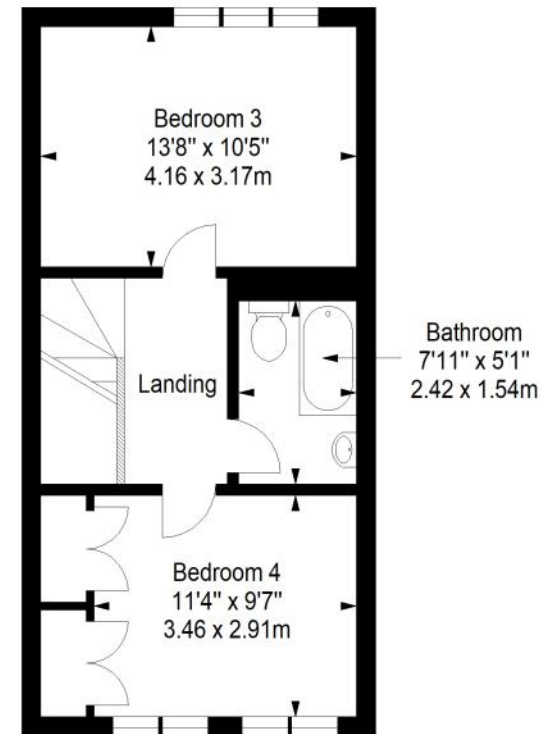
First Floor

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

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GLASGOW

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BORDERS

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