

COULTERS<sup>©</sup>

32 FORDELL ROAD

GILMERTON, EDINBURGH, EH17 8XZ

 3 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

32 Fordell Road is a beautifully presented three-bedroom semi-detached house, located within a modern development in the sought-after residential suburb of Gilmerton.

Offering modern interiors, this property represents an ideal opportunity for growing families and professionals alike.

## KEY FEATURES



Beautifully presented semi-detached house.



Three bedrooms, one with an ensuite.



Modern kitchen/dining room with doors to the rear garden.



Private rear garden.



Tandem driveway.



Situated close to Little France, Straiton and excellent transport links.

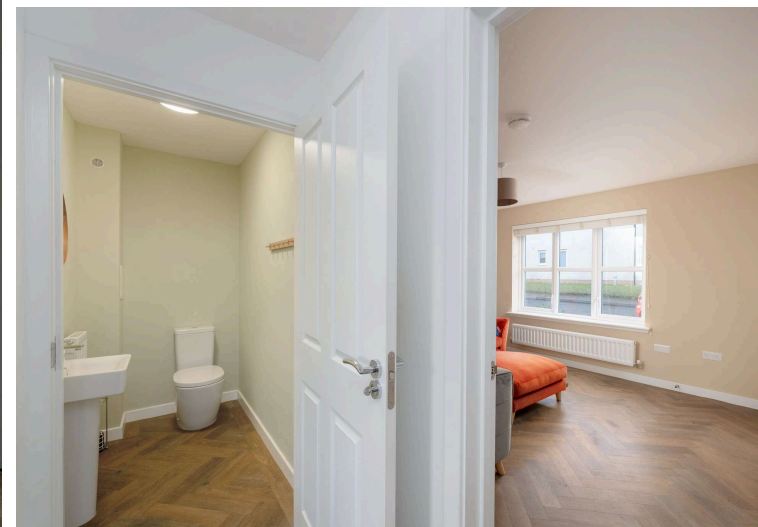


EPC Rating - B



Council Tax Band - E





The ground floor features a bright and welcoming living space, leading through a hall with WC to a contemporary kitchen/dining room. Perfect for entertaining, the kitchen has direct access to the private rear garden via French doors.

Upstairs, the property boasts three bedrooms, including a principal bedroom with a modern ensuite shower room. Additional storage is provided by a floored loft, accessible via a pull-down ladder on the upper landing.

Externally, the home benefits from a private, enclosed rear garden and a tandem driveway situated at the rear of the garden.







## THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh, situated approximately 4 miles from the city centre.

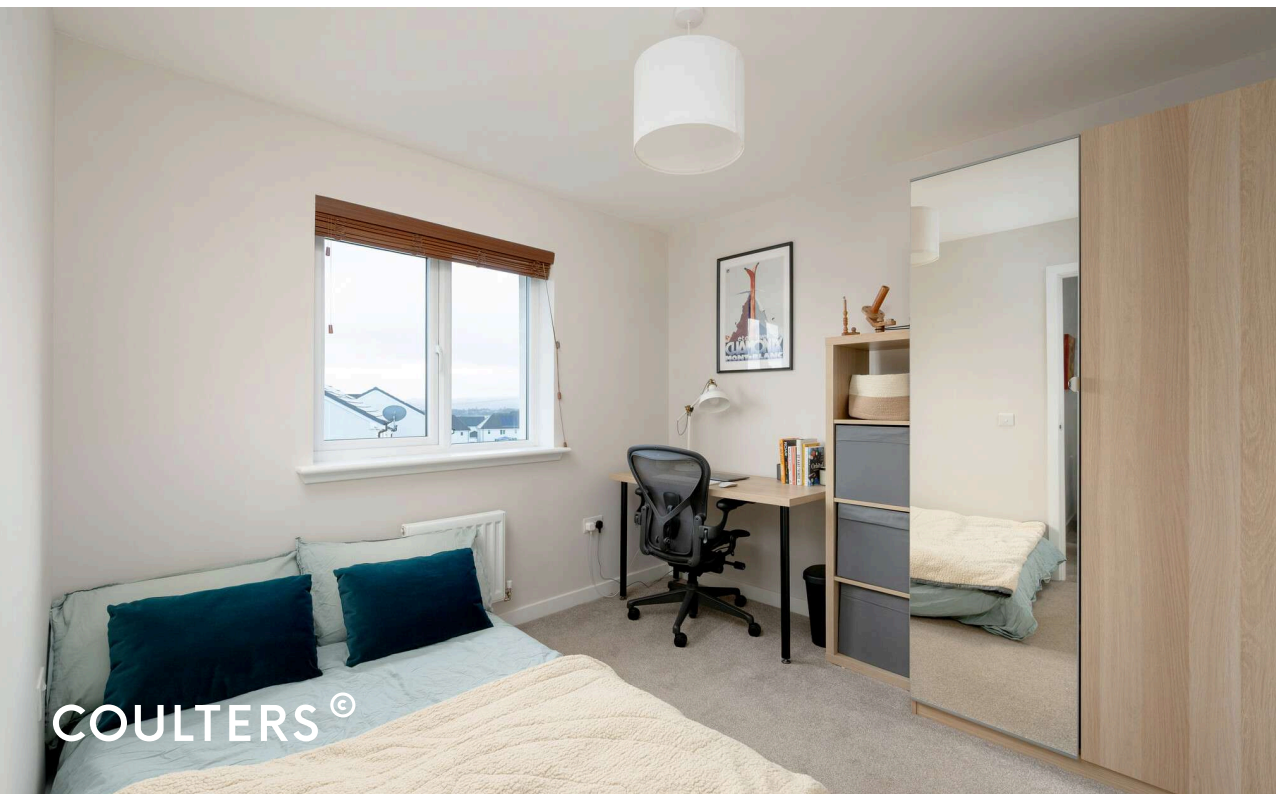
The area has a range of amenities, including Straiton Retail Park (with Sainsbury's, Next, Aldi, Lidl and Ikea) primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Gilmerton Park and Little France Park, providing residents with opportunities for outdoor activities and relaxation making it a desirable place to live for families and professionals.

Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Little France, Edinburgh Airport and beyond.

## EXTRAS

All blinds, fitted flooring and integrated kitchen appliances are included in the sale price. The shed and secure bike store in the rear garden will also remain.

The communal grounds are maintained by Ross and Liddell with an annual fee of c. £120.









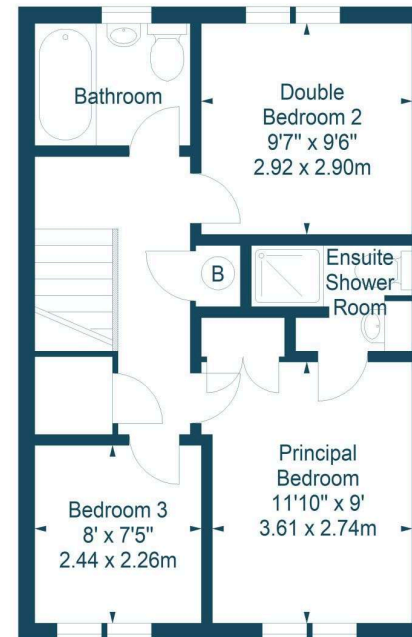
Fordell Road,  
Edinburgh,  
Midlothian, EH17 8XZ



Approx. Gross Internal Area  
918 Sq Ft - 85.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.