



76 Candlemaker's Park, Edinburgh, EH17 8TN

Well-presented four-bedroom detached house with south and west facing gardens, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

76 Candlemaker's Park is a well presented and spacious four-bedroom detached family home, situated on a generous corner plot with south and west facing garden grounds surrounding, driveway and garage. The property forms part of an established development in the popular Gilmerton area, with excellent local amenities and schools, and good transport links to the city centre, bypass and further afield.

Entrance vestibule and welcoming hall with WC; bright and spacious living room with south and east-facing dual aspect outlooks; fitted kitchen with wall and base units, integrated appliances and access to the garage and rear garden; dining room; four good-sized double bedrooms, all with built in wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Four double bedrooms. Bathroom. WC. Attic.

Gas central heating. Double glazing. Well-maintained south, west and east facing garden grounds surround the property, and the enclosed west-facing rear garden has a patio area and garden shed. Driveway and double length garage with up and over door, power and sink. Residents Association with a £60 annual fee.

LOCATION

Gilmerton is a popular residential area lying approximately three miles to the southeast of the city centre. Local shops & services cater for everyday needs, including a Morrisons and Aldi, with Cameron Toll Shopping Centre with a range of high street shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including a Marks and Spencer Food Hall only a short drive away. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. The Royal Infirmary of Edinburgh is





also within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Gilmerton Primary, St John Vianney RC Primary, Liberton High and Holy Rood RC High School, and the University of Edinburgh's Little France and King's Buildings campuses are within short distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

The property has an Energy Rating Category C

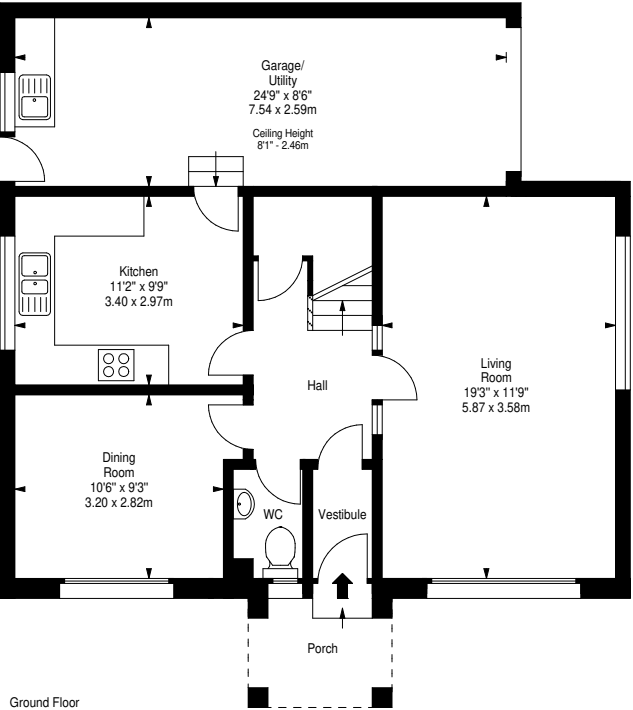
Tenure Freehold



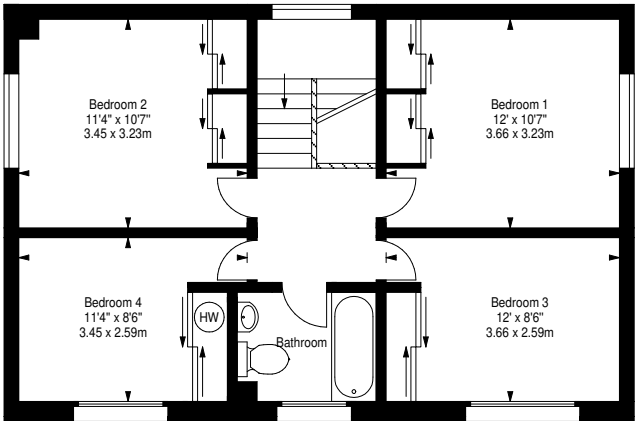
76 Candlemaker's Park,
Edinburgh,
Midlothian, EH17 8TN



Approx. Gross Internal Area
1387 Sq Ft - 128.85 Sq M
(Including Garage/ Utility)
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.