



451 Gilmerton Road, Edinburgh, EH17 7JG



Welcome

Welcome to Gilmerton Road, a charming and well proportioned two bedroom detached bungalow situated on the ever popular Gilmerton area of Edinburgh. This property offers an appealing blend of comfort, convenience, and outdoor space. Ideally positioned close to a wide range of local amenities, excellent transport links, and green spaces, it provides an attractive opportunity for downsizers, first time buyers, and those seeking single level living in a highly accessible location. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Front facing living room
- Fully fitted dining kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Attic storage accessed by a fixed ladder
- Gas central heating
- Double glazing
- Single garage and driveway
- Impressive gardens to the rear
- Private garden to the front





Gilmerton

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity including Lidl, Iceland, Aldi and Morrisons supermarkets. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh with a bus terminus being within easy walking distance of the flat, and the main commuting routes, including the M8 and M9, are also easily accessible, with an airlink bus to the airport. The property is also ideally positioned for those connected to the Royal Infirmary.

Agent notes & extras

Please note this property is a Non-Traditional construction where lending may be restricted.

It is advisable to check with your lender prior to booking a viewing.

Included in the sale are all fitted floor coverings, light fittings, blinds, and integrated



Get in touch

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Property Hub:

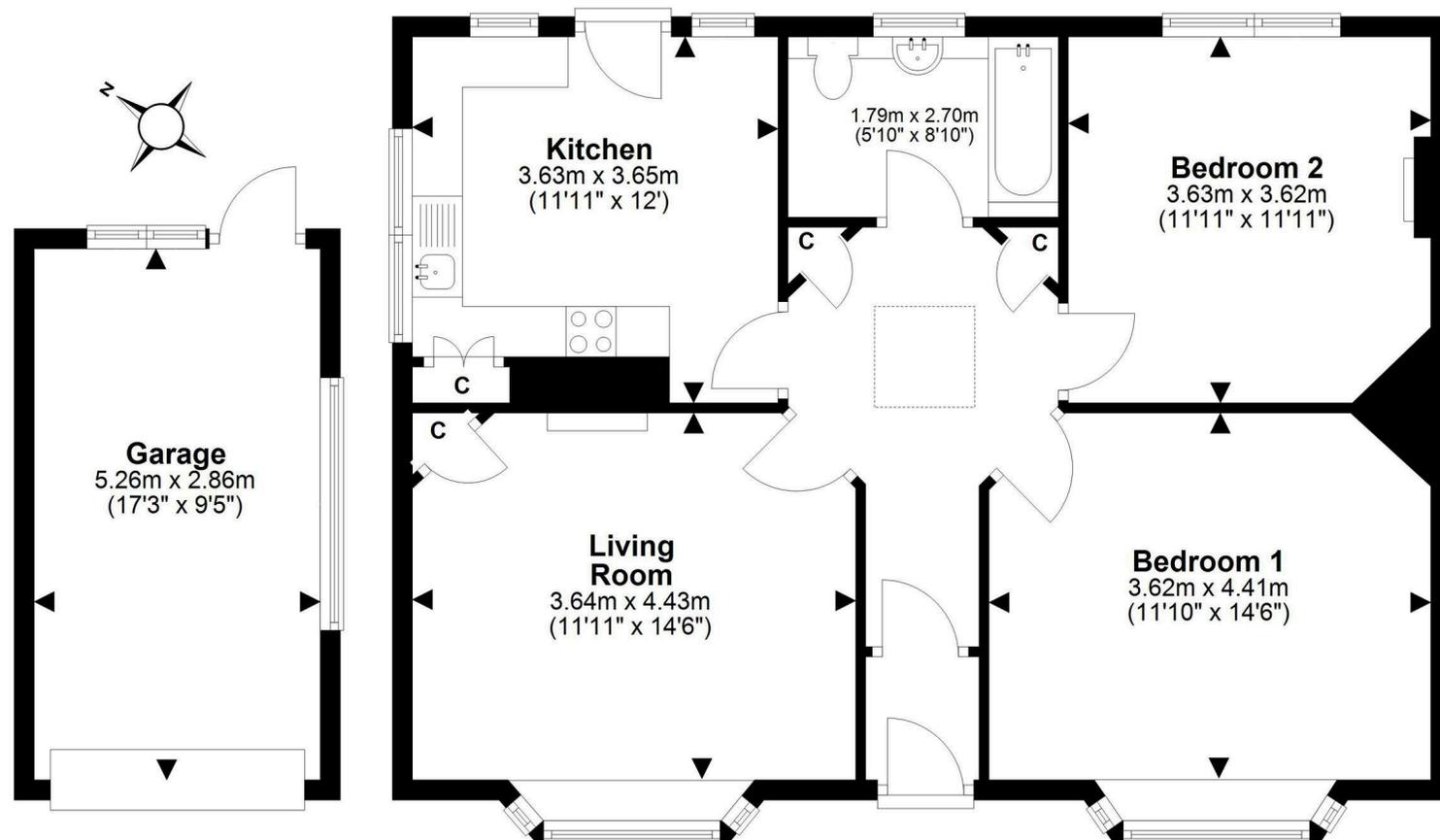
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.