



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 East Farm of Gilmerton

Gilmerton, Edinburgh, EH17 8TG

18 East Farm of Gilmerton

Set at the end of a cul-de-sac by Drum Park, this two-bedroom end-terrace house forms part of a charming development in popular Gilmerton, offering easy access to Edinburgh's green belt and a short 20-minute drive to the city centre. The southwest-facing home offers bright and airy interiors which are lightly decorated, including a large living room which shares an open-plan layout with the dining area and well-appointed kitchen. It further benefits from good storage and a quality bathroom, as well as an allocated parking space and private gardens.

Please note that the shared owner occupancy charge (rent) figure is currently £382.24 per month.

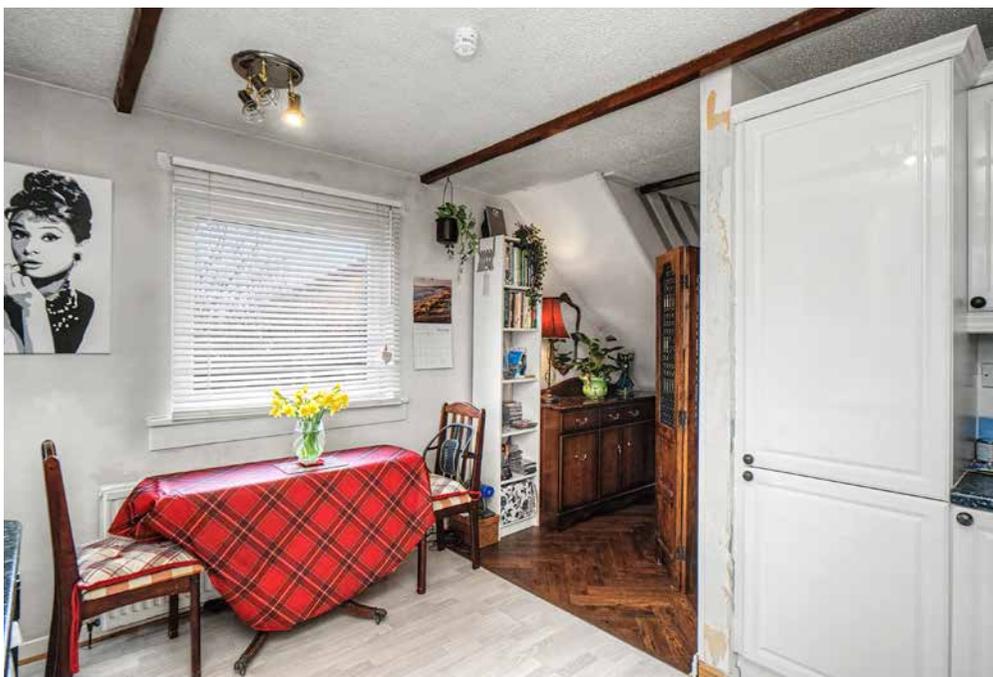
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas and hob), and an undercounter washing machine to be included in the sale.

Property Summary

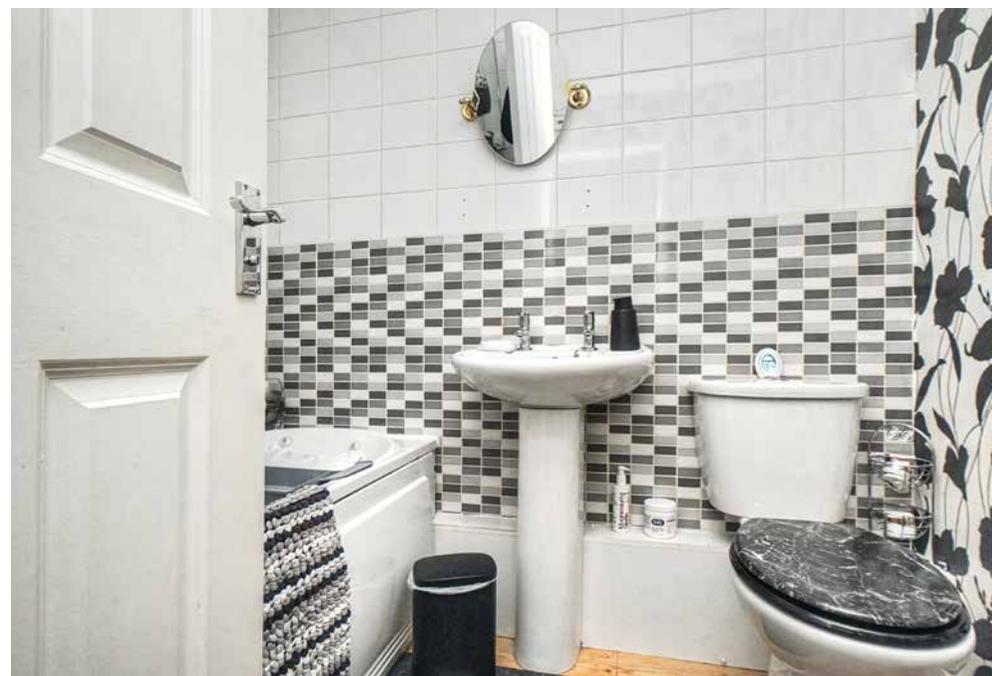
- A well-presented end-terrace house
- Desirable location in Gilmerton
- Welcoming entrance porch with storage
- Open-plan living room/kitchen/dining room
- Naturally-lit landing with an airing cupboard
- Two bedrooms with built-in wardrobes
- Bathroom with a three-piece suite
- Mature rear garden that is enclosed
- Low-maintenance side garden
- Private allocated parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £210,000







“...bright and airy interiors which are lightly decorated, including a large living room which shares an open-plan layout...”







“Two bedrooms with built-in wardrobes and a naturally-lit landing with an airing cupboard”





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

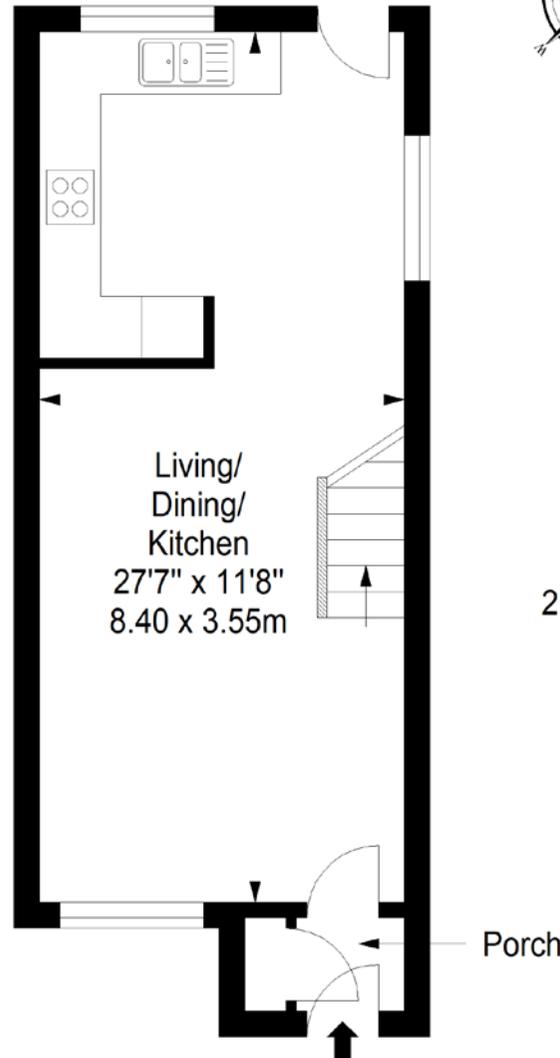
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

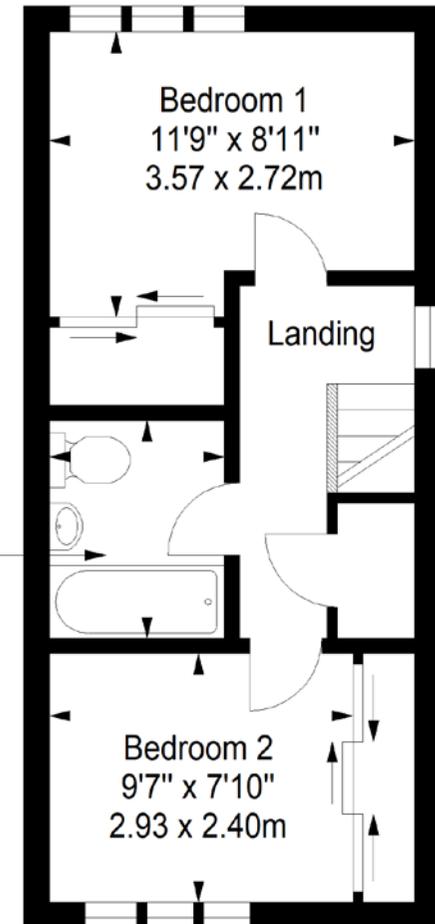
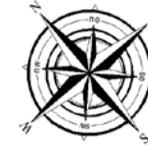
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 31.7 sq. metres (341.2 sq. feet)



First Floor
Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)