



Offers Over

£425,000

7 Fordell View

Gilmerton | Edinburgh | EH17 8AG

This impressive, generously proportioned 5-bedroom detached villa with private gardens, multi-vehicle driveway and single garage forms part of a delightful, modern development conveniently positioned close to many amenities, excellent commuting links including the city bypass, just a few minutes drive away is within easy reach of the city centre.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private gardens
-  Multi-vehicle driveway & Garage
-  EPC Rating – B
-  Council Tax Band – G



Description

This delightful family home is offered to the market in move-in condition, benefiting from Amtico flooring throughout and enjoying a superb panoramic open aspect to the front towards the Pentland Hills. The flexible and spacious accommodation comprises entrance hallway with an understair storage and a practical two-piece WC apartment. There is a lovely box-bay windowed sitting room with French doors leading to the kitchen/dining room which in turn provides direct access to the rear garden. The kitchen itself is fully integrated with ample wall and base units. There is a handy utility room housing the boiler and again fitted with integrated washer/dryer. The side door leads to the driveway. Located on the ground floor is bedroom 5/home office/study. A carpeted staircase leads to the upper hallway with additional storage provisions including the attic space. There are four well-proportioned double bedrooms including the principal bedroom with double aspect to front enjoying the appealing open view to the Pentland Hills and is fitted with a walk-in wardrobe and benefits from a three-piece en-suite shower room. Lastly, the family bathroom comprises of a four-piece suite including a separate shower enclosure. Further benefits include gas central heating, double glazing and solar panels, making it energy cost saving.



Extras

All the fitted floor coverings shall be included in the sale together with the built-in hob/oven/hood and all integrated appliances (dishwasher, fridge freezer and washer/dryer).

Gardens, driveway & garage

There is a pleasant garden to front with lawn and flowered border. A multi-vehicle driveway is located to the side and leads to the single garage with power & light. The fully enclosed, fenced rear garden is again laid to lawn with paved patio.

Viewing

By appointment with Neilsons on 0131 625 2222.



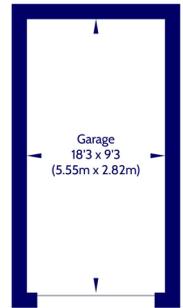
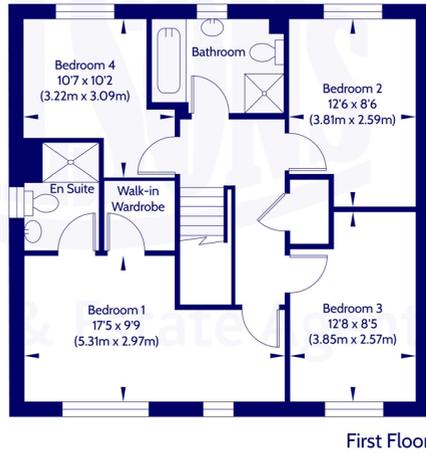
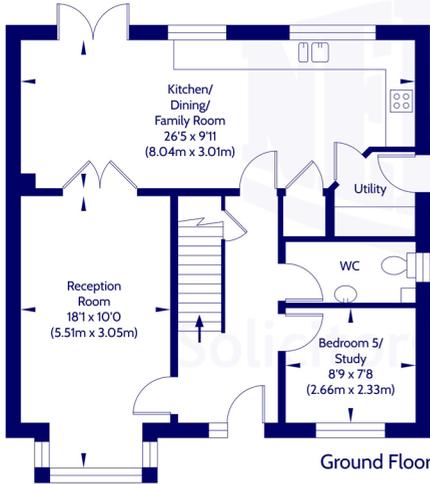


Location

Fordell View forms part of a fantastic modern residential development on the outskirts of the popular district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both a short drive away offering a more extensive range of shopping requirements including a Costco & IKEA. It is in close proximity to bus stops. Good public transport services operate to and from the city centre and surrounding areas with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level. The property is also located close to the Edinburgh University campuses (King' buildings, Roslin Institute and Central campus).



Approx. Internal Area 125.87 Sq M / 1355 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

