



Gilmerton

538 Old Dalkeith Road
EH17 7DD



Semi-detached House

OFFERS OVER £220,000

- Hallway
 - Living room
 - Kitchen
 - 3 bedrooms
 - Shower room
-
- Gas central heating
 - Double glazing
 - Enclosed front and rear garden
 - Unrestricted on street parking
 - Views to Arthurs Seat, and
Edinburgh Castle



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321



Viewing is highly recommended of this spacious 3 bedroomed semi-detached house situated within with in the popular commuter area of Gilmerton. Gilmerton is a popular residential area to the south of the city centre and offers local shops and supermarkets close by. The property also gives easy access to the City Bypass, motorway links, a choice of recreational facilities and the Edinburgh Royal Infirmary Hospital.

The property opens to the hallway, which gives access to the stairs to the upper level and features a handy understairs cupboard. The front facing living room overlooks the front garden, has built in shelving, a fireplace within a wooden surround and gives access to the kitchen. The rear facing kitchen has wall and base units, a washing machine, slot in cooker, sink, and gives access to the rear hall, which has a storage cupboard and leads to the conservatory. Completing the downstairs accommodation is the rear facing shower room with partially tiled walls, and comprising of a shower unit, WC, and a wash hand basin. Upstairs is the landing which has a built-in cupboard, and gives access to three double bedrooms, all of which feature built in storage cupboards.

The property benefits from a low maintenance front garden, as well as a rear garden with a patio area for alfresco dining, well maintained lawn, and a handy shed. Additional benefits include unrestricted on street parking, gas central heating, double glazing and views to Arthur's Seat, and Edinburgh Castle.

EXTRAS

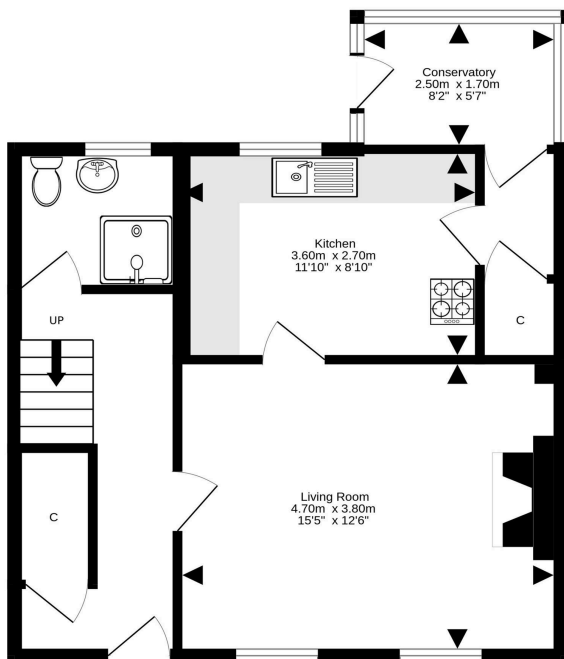
To include the aforementioned white goods along with the curtains, blinds, carpets, light fittings and garden shed (no warranties to be given).

OFFERS

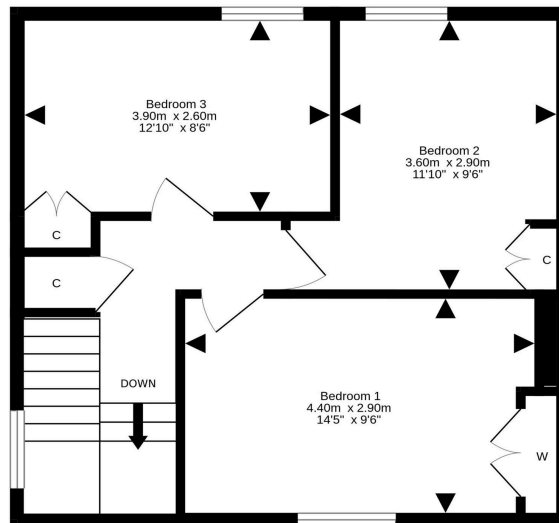
Offers Over £220,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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