



279 Gilmerton Road, Edinburgh, EH16 5TT
OFFERS OVER £170,000



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This impressive, beautifully presented main door lower villa with private gardens situated within the popular district of Gilmerton, close to a host of fantastic local amenities and commuting links.

The accommodation which is presented to the market in true move-in condition would undoubtedly appeal to the first-time buyer or young professionals and early viewing is recommended.

In brief the property comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage facilities, spacious and bright lounge/dining when you enter the property on the left off the hallway.



The stunning fitted kitchen overlooks the rear, well-kept communal garden.

Off the hall is the generously proportioned master bedroom, second well-proportioned double bedroom with fitted wardrobes.





The property comes with an attractive, modern bathroom with white three-piece suite with rainfall shower over the bath.

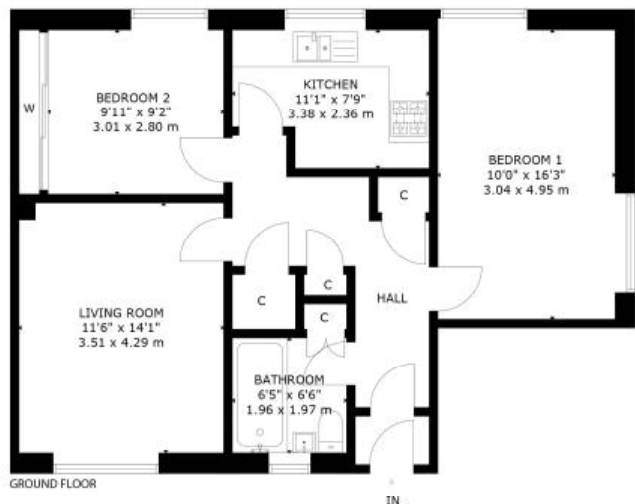
Further benefits include gas central heating and newly fitted double glazing.

To the front lies a well-maintained private garden and to the rear a section of private garden ground.

Ample unrestricted on-street parking is available to the front.



The communal garden provides residents with a serene outdoor space, perfect for relaxation or social gatherings.



279 GILBERTON ROAD, EDINBURGH EH16 5TT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 767 SQ FT / 71 SQ M
All measurements and features including doors and windows are
approximate and should be independently verified.
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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, mainly small specialist shops serving the local community. 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 and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

Get in touch



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Misrepresentations

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