



127 Gilmerton Dykes Drive, Edinburgh, EH17 8LP
Offers Over £235,000



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This impressive three-bedroom semi-detached house offers spacious and versatile accommodation, making it an excellent choice for families or those looking for a home with plenty of living space.

The property is approached via a large driveway providing parking for approximately 3–4 cars. Internally, the ground floor begins with a bright and generously sized lounge, offering a comfortable space for relaxing and entertaining.

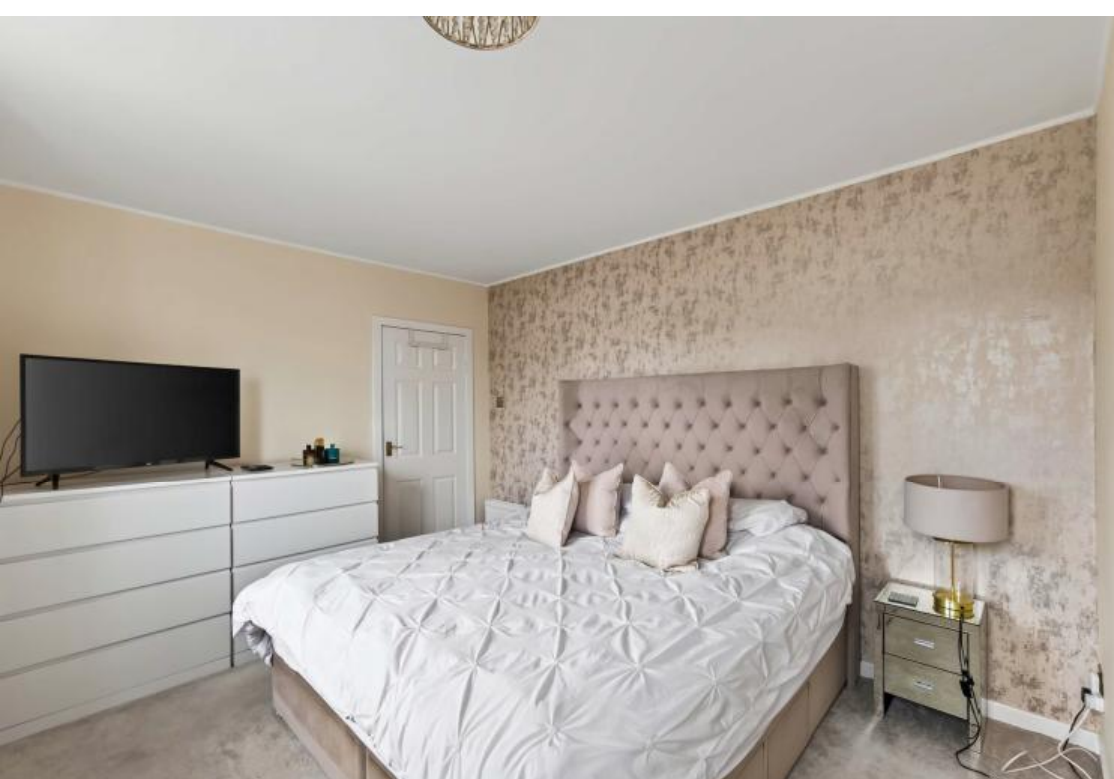
The kitchen is particularly spacious and provides an excellent amount of worktop and cupboard space, along with a useful breakfast bar. From the kitchen, a small lobby area provides convenient access to the rear garden and is an ideal space for removing shoes and coats before heading outside.

The rear garden is a fantastic feature of the property, benefiting from a south-west facing aspect and enjoying sunshine throughout much of the day.

The ground floor is completed by a useful shower room with WC.





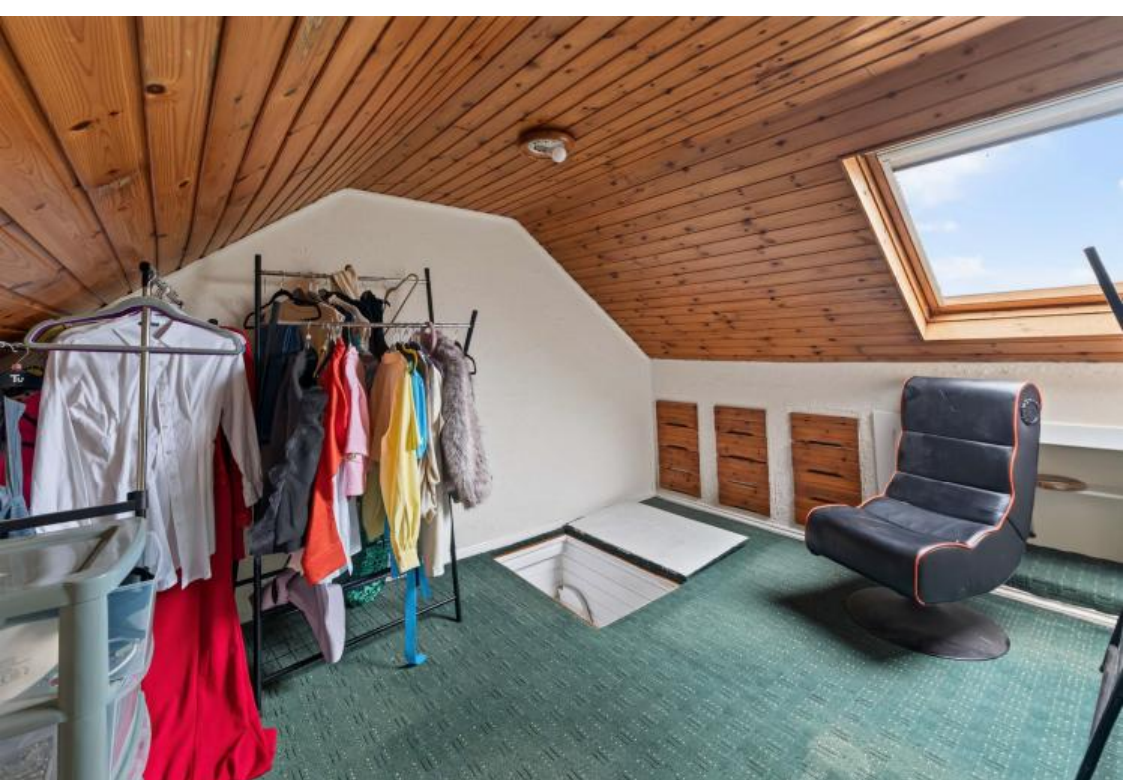


Upstairs, there are three generously proportioned bedrooms, all offering excellent floor space. One of the bedrooms benefits from its own ensuite shower room, providing additional convenience.



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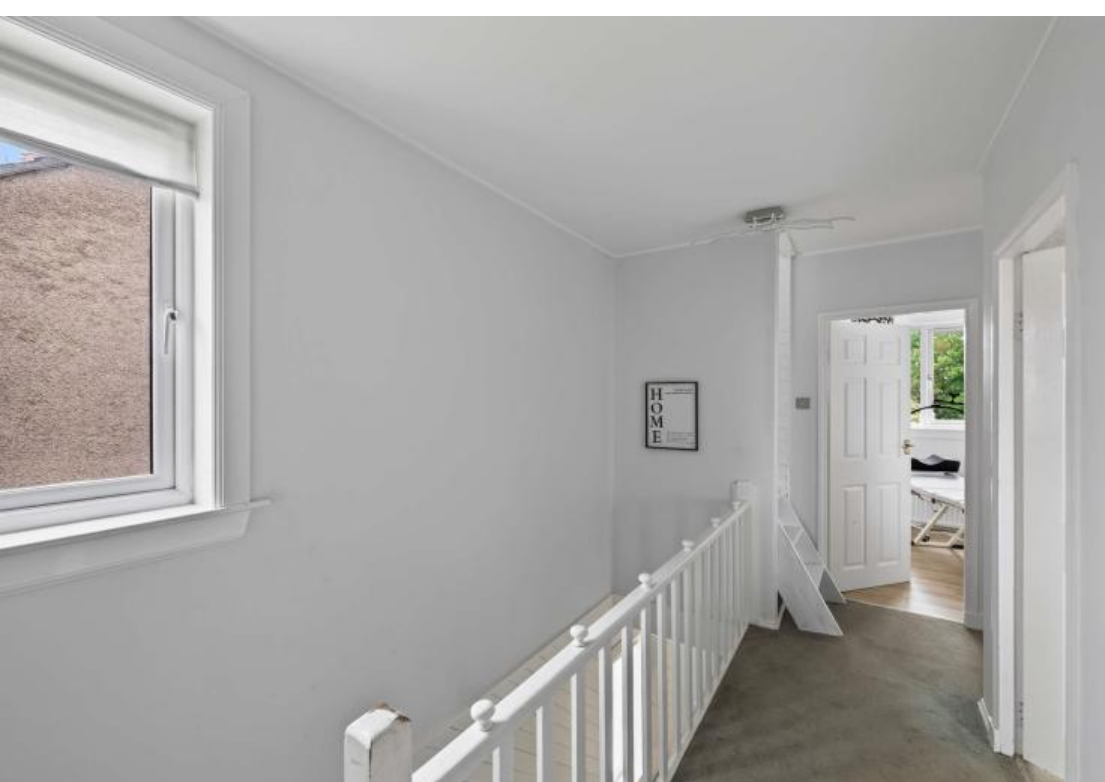


The property also benefits from a converted attic space, complete with a skylight window, offering a versatile additional area which could be used as a home office, hobby room, playroom or additional living space, subject to any necessary consents.

Overall, 127 Gilmerton Dykes Drive offers generous accommodation both inside and out, with excellent parking, a large south-west facing garden, spacious living areas and a versatile converted attic, making this an excellent family home in a popular residential area of Edinburgh.



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127 Gilmerton Dykes Drive
Edinburgh EH17 8LP

Approx. Gross Internal Area:
1194.79 Sq Ft (111 Sq M)

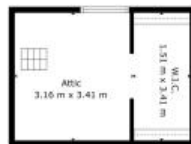
For identification purposes only. Not to scale.



Ground Floor



1st Floor



2nd Floor

Gilmerton is a popular residential area in the south of Edinburgh, offering a good selection of local amenities including shops, supermarkets, cafés and schools. The area is well connected to Edinburgh city centre and surrounding areas by regular bus services, while the nearby City Bypass provides convenient access to the wider road network. There are also a number of parks and green spaces nearby, making Gilmerton a popular choice for families and commuters alike.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.