NEILSONS

Solicitors & Estate Agents



Fixed Price

£320,000

142 Gilmerton Dykes Road

Gilmerton | Edinburgh | EH17 8PE

An excellent opportunity has arisen to purchase this attractive, cleverly extended detached villa with private gardens and driveway. Quietly positioned within small cul-de-sac setting within an established modern development, conveniently placed close to a wide range of local amenities, schooling and super transport links.

- 4 Bedrooms
- 2 Public rooms
- 2 Shower Rooms and WC
- Private Gardens
- Driveway
- EPC Rating – C
- Council Tax Band - E



Description





The light and stylish accommodation provides a generously proportioned family home in move-in condition. Access is via a welcoming hallway with carpeted staircase leading to the upper landing. There is a sizeable front-facing reception room with understairs storage cupboard and an interconnecting dining room with French doors to the rear garden. The integrated kitchen is located off the dining room and is fitted with a range of wall and base units, complementary worktops incorporating the built-in 5-ring gas hob, separate oven, integrated fridge freezer and dishwasher. A convenient utility room houses the combi boiler, has plumbing for washing machine and provides additional access to the back garden. A two piece WC apartment is located with window to the side of the house. Completing the downstairs accommodation is the principal bedroom, offering a great deal of versatility and featuring a stylish en-suite shower room. Upstairs houses are three further good sized bedrooms together with the family shower room complete with wet wall paneling and luxury Rainfall shower unit. Further benefits include an extensively floored attic with power, gas central heating with combi boiler and double glazing.

Extras

All the fitted floor coverings, light fittings, curtains and blinds will be included in the sale together with the built-in gas hob, electric oven, integrated fridge freezer and dishwasher.

Externally

There are gardens located to the front and rear of the property together with a driveway providing off-street parking.

Factors

Trinity Factors are the Factoring Agents for the development to which a fee of approx. £184 per annum is payable for the upkeep of the communal garden grounds.

Viewing

By appointment through Neilsons on 0131 625 2222.









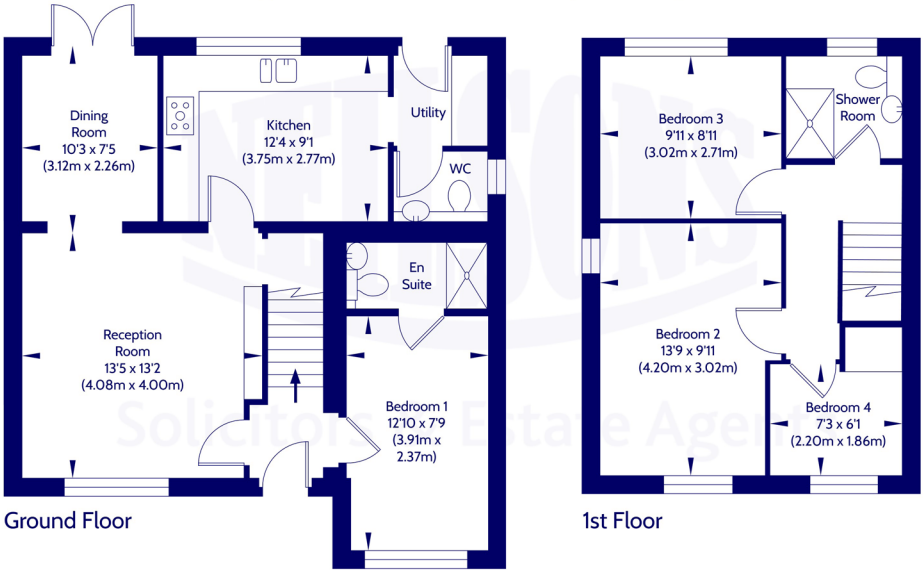
Location

142 Gilmerton Dykes Road forms part of an established modern development within the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Iceland supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services are close at hand, including bus stops on Lasswade Road and Gilmerton Dykes Street 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 lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Midlothian Snowsport Centre together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level with further education at Edinburgh University within easy reach.





Approx. Gross Internal Floor Area 93 Sq M / 1001 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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