95 Gilmerton Dykes Road,
Edinburgh, EH17 8PD



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Located on the fringes of the popular Gilmerton Dykes area of Edinburgh is this well-presented semi-detached house which provides bright and spacious accommodation with large south facing garden.
With gas central heating and double glazed windows, the house also benefits from solar panels.
The accommodation includes an entrance hallway with understairs cupboard and to the front is a good sized lounge with feature fireplace.The dining kitchen is fitted with a range of base and wall units with there are two windows and door leading to the garden. Upstairs there are two storage cupboards on the landing and there are two large bedrooms with fitted wardrobes. The shower room has a double shower and window to rear.
Externally there are front and rear gardens and to the side is a driveway providing off street parking leading to the garage. The large south facing rear garden is mainly laid to lawn and enjoys a great degree of privacy.
Early viewing of this lovely family home is essential.

AreaDescription

Set to the south east of the city centre, the popular residential area of Gilmerton has an excellent range of amenities including a fine range of shops, a choice of supermarkets, regular bus services and both primary and secondary schools nearby. The Royal Infirmary is located nearby and the area has excellent transport links to the city centre, Straiton retail park and the City Bypass.





















Accommodation

Lounge:	4.2m x 3.96m (13'9" x 13')
Dining Kitchen:	6.5m x 2.84m (21'4" x 9'4")
Bedroom 1:	4.34m x 3.4m (14'3" x 11'2")
Bedroom 2:	3.94m x 2.72m (12'11" x 8'11")
Shower Room:	1.85m x 1.68m (6'1" x 5'6")
Garage:	6.07m x 2.7m (19'11" x 8'10)

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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