










Offers Over

£155,000

1 Gilmerton Dykes Place

Gilmerton | Edinburgh | EH17 8JH

A fantastic opportunity has arisen to purchase this end-terraced villa with front, side and rear gardens, situated within the popular district of Gilmerton, close to a host of fantastic local amenities and commuting links. The property is now in need of modernisation/upgrading and would undoubtedly appeal to young professionals/families or investors looking for a project.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom
-  On-Street Parking
-  Front, Side and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - B



Description

In brief the property comprises; welcoming entrance hall, light and airy reception room, spacious dining kitchen with useful storage and door providing access to rear garden, generously proportioned principal bedroom with built-in storage, second good sized bedroom and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.

There is potential to extend to the side, back and into the attic, subject to all the necessary planning permissions.



Extras

All fitted floor coverings will be included in the sale together.

N.B – Due to the condition of the property, it will be sold as seen.

Gardens & Parking

To the front lies a well maintained private garden. To the side and rear there is a fully enclosed generous sized garden mainly paved for easy maintenance. The garden shed will also be included in the sale. Ample on-street parking can be found within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

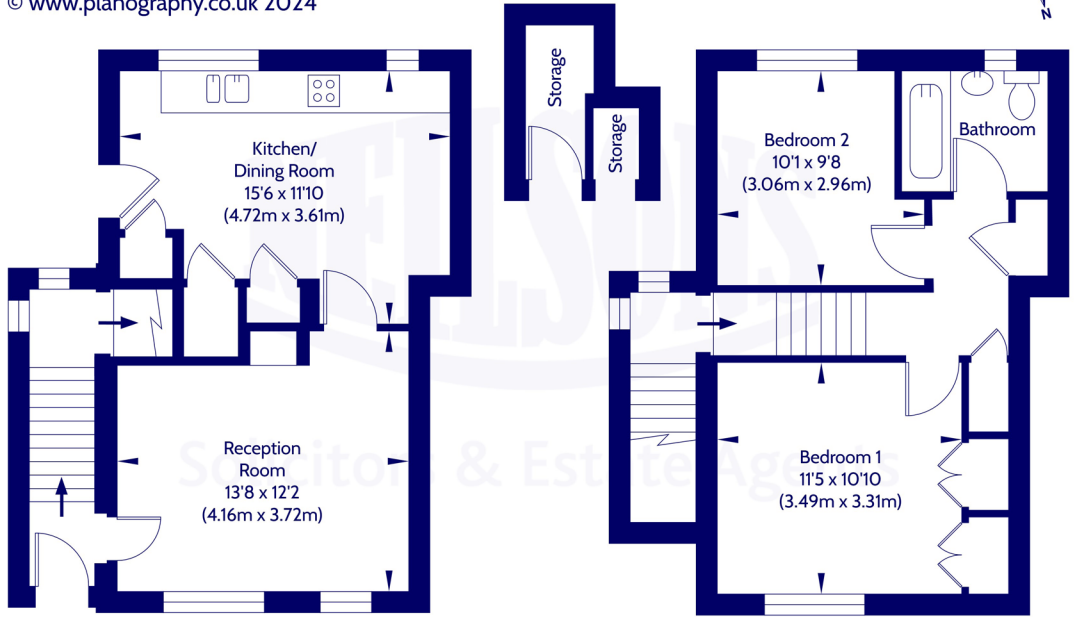
Gilmerton Dykes Place forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on the nearby Gilmerton Dykes Street and 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, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.



Approx. Internal Area 71.55 Sq M / 770 Sq Ft.

Not to scale. For identification only.

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Ground Floor

First Floor

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.



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