



lindsays

13 Moredun Dykes Road,
Gilmerton, Edinburgh, EH17 8NG

"a beautifully presented semi-detached bungalow benefitting from a driveway and garage"

- Sitting room
- Stylish dining kitchen
- Two double bedrooms
- Modern wet room
- Gas central heating
- Double glazing
- Attic
- Garage and driveway
- Fully enclosed rear garden

EPC Rating D

OFFERS OVER £240,000



Description

A beautifully presented semi detached bungalow which benefits from a driveway and garage, located in the popular area of Gilmerton. This superb property is offered in walk in condition and boasts a well maintained, fully enclosed garden to the rear. In brief the accommodation comprises; entrance vestibule, hall, sitting room with feature fireplace, stylish fully fitted dining kitchen with door providing direct access to the rear garden, two double bedrooms both with built in mirrored wardrobes, and modern wet room.

Area

Gilmerton is an established residential area located on the south side of the city, approximately four miles from Princes Street, to which there are regular public transport services. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and, at Little France, the Medical School, Edinburgh Royal Infirmary, the new Sick Children's hospital and Bio Centre. Leisure options are also plentiful and range from golf courses to parks and the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury. In the opposite direction the Cameron Toll shopping mall is also readily accessible. Proximity to the city by-pass facilitates access to the A1 south and west to Edinburgh International Airport and the central motorway network.

Viewing

Sunday 2-4pm or by appointment contact Lindsay's

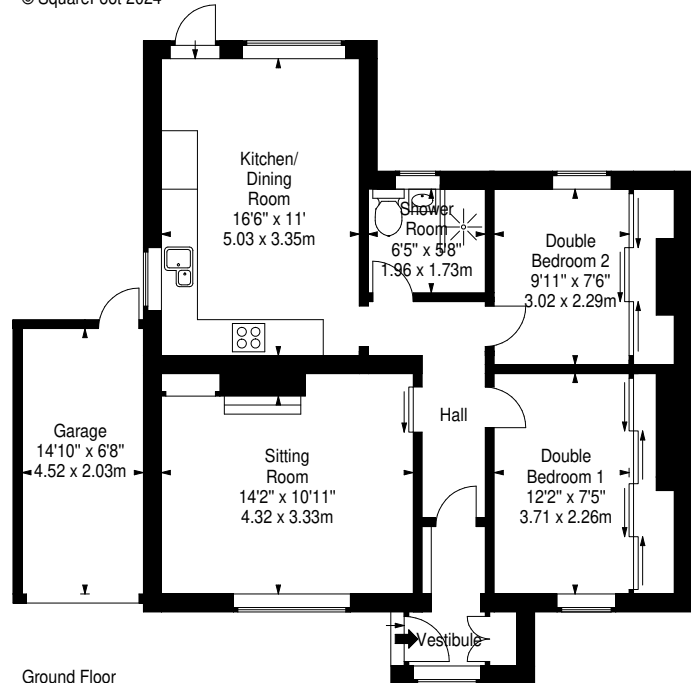


**Moredun Dykes Road,
Edinburgh, EH17 8NG**



Approx. Gross Internal Area
747 Sq Ft - 69.40 Sq M
Garage

Approx. Gross Internal Area
100 Sq Ft - 9.29 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.