

42 Bannerman Terrace

GILMERTON, EDINBURGH, EH17 8YD



THIS PROPERTY IS A
GOLDEN SHARE PROPERTY



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present to market this 'Golden Share' property. This stylishly presented three-bed mid-terraced villa occupying a quiet Neuk on this sought-after development, whilst being only a short journey from a main transport route into Edinburgh or onto the City bypass for commuting. Ideal family living space with all modern comforts is provided within this lovely home which has been very nicely finished off with contemporary style fittings and stylish decor throughout.

At ground floor level is the comfortable living room, an attractively fitted kitchen/dining room with ample space for free-standing furniture and with French doors allowing additional natural light and direct access to the garden. On the first floor are three bedrooms, with the main room having the benefit of built-in storage, and the family bathroom. The property further benefits from gas central heating, double glazing making for a cost-effective home, year-round. Externally the fully enclosed rear garden as well as on-street parking for residents and visitors.







The Kitchen









Bedroom 1





Bedroom 2

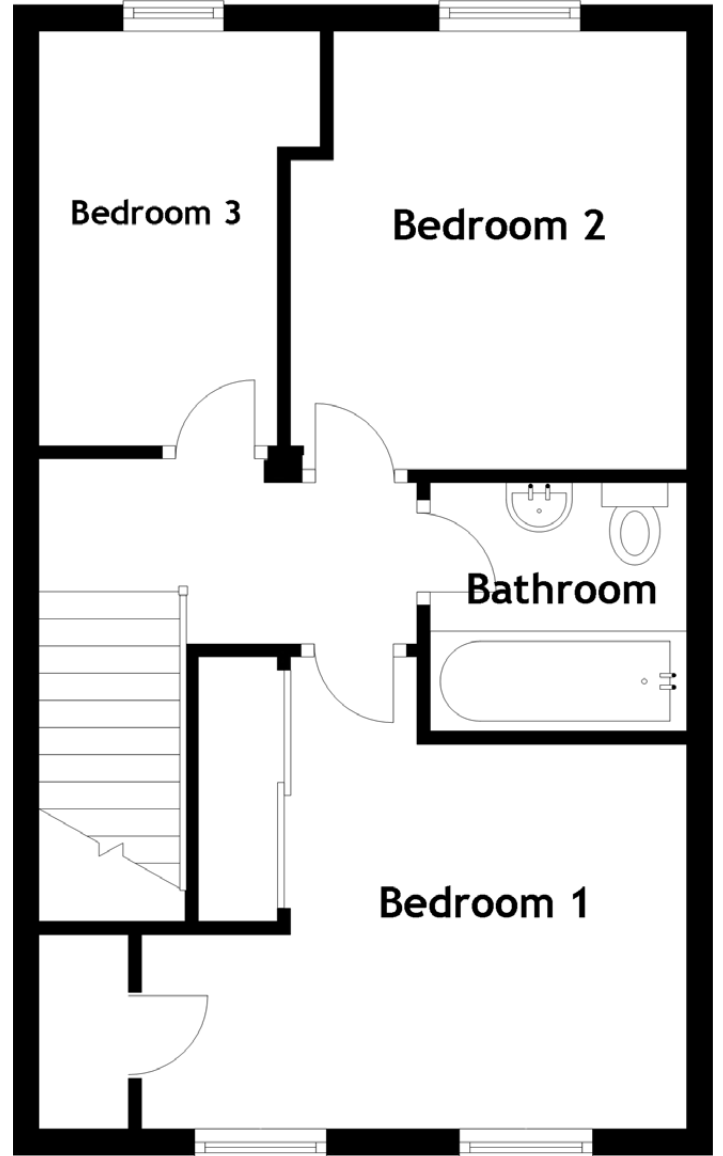
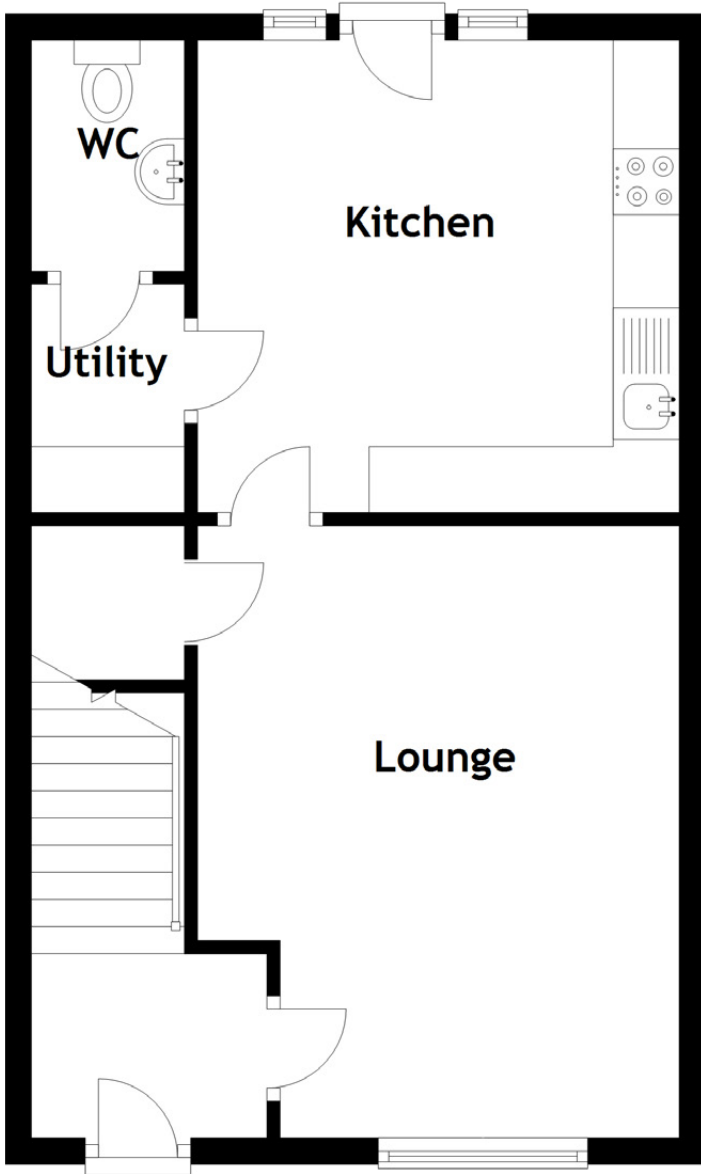




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.65m (15'3") x 3.65m (12')
Kitchen	3.65m (12') x 3.58m (11'9")
Utility	1.73m (5'8") x 1.16m (3'10")
WC	1.75m (5'9") x 1.16m (3'10")

Bedroom 1	3.88m (12'9") x 3.65m (12')
Bedroom 2	3.33m (10'11") x 3.00m (9'10")
Bedroom 3	3.15m (10'4") x 2.13m (7')
Bathroom	1.95m (6'5") x 1.89m (6'2")

Gross internal floor area (m²): 82m²

EPC Rating: C



The property is being sold as part of the Golden Share scheme. The purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. There is a criteria that must be met and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. For more info, see below.'

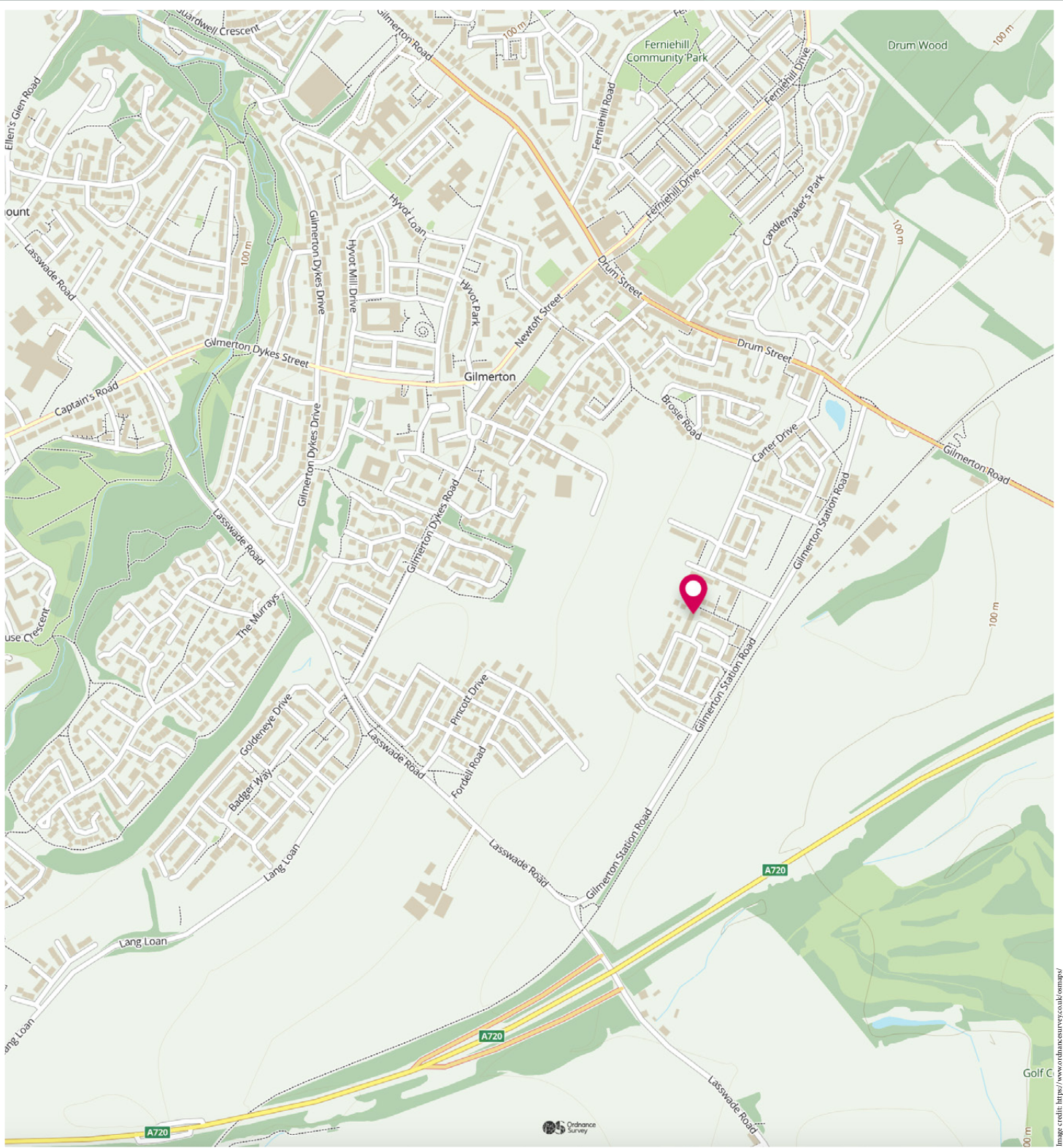
As this is being resold as a Golden Share property you will be required to collect all documentation from an applicant. I have attached the Application Form which has all required information that you need. You should do a quick review and make sure everything has been supplied. Once everything has been gathered, it should then be sent to myself for evaluation. I should also note that applications should be taken on a first-come, first-served basis.



The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities. The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead. The city bypass, which is minutes' drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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