



Offers Over  
**£430,000**

## 15 Edwards Wynd

Gilmerton | Edinburgh | EH17 8XW

Neilsons are delighted to offer to market this impressive five bedroom detached villa pleasantly situated within a quiet cul-de-sac setting forming part of a desirable modern development in Gilmerton. Close to an array of excellent amenities and commuting links while boasting an integrated garage and gorgeous private gardens, the property undoubtedly makes for an ideal family home. Early viewing suggested.

-  5 bedrooms
-  1 public room
-  3 bathrooms
-  Private gardens
-  Garage and double driveway
-  EPC Band - B
-  Council Tax Band - G



## Description

Internally, the property is presented in true turn-key condition while briefly comprising of; bright and inviting entrance hallway, light and airy lounge, modern fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas, under-unit lighting, French doors to the garden and room for a large dining table and chairs, separate utility room with an understairs storage cupboard, ground floor fifth double bedroom currently used as a home office, two-piece partially-tiled W/C, first floor landing with an over stairs cupboard and access to the loft space, generous principal double bedroom with two separate walk-in wardrobes both fitted with hanging rails and handy shelving, partially-tiled en-suite shower room with a double cubicle, two further good sized double bedrooms with room for freestanding furniture and access to partially-tiled Jack and Jill shower room with a double cubicle, fourth double bedroom with space for different configurations, and a partially-tiled family bathroom with a separate bath and double shower cubicle.

The property also benefits from a security intruder alarm system, gas central heating and double glazing throughout.

Factor fees are payable to Ross & Liddell of £8 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, washing machine, dishwasher and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a private garden located to the front laid to lawn with double monoblock driveway leading to the garage with power and internal access. Situated to the rear is a sizeable garden with paved patio, expansive lawn and rockery.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Edwards Wynd 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 Co-op, Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park and Dobbies Garden Centre are all easily accessible, offering a more extensive range of shopping requirements. Great public transport services on the nearby Drum 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 Drum, Melville Castle and Dalkeith Country Park. David Lloyd Shawfair and Gracemount Leisure Centre is on hand with gym and swimming facilities while further leisure facilities can be found at Hillend dry ski-slope together with a number of golf courses and bowling clubs. For cyclists, there is an excellent cycle path from with access from Drum Street to Shawfair, Roslin and beyond. Schooling in the vicinity is available from nursery to secondary level. For dining, there is an excellent selection of restaurants found in the nearby Midlothian districts of Lasswade and Dalkeith.



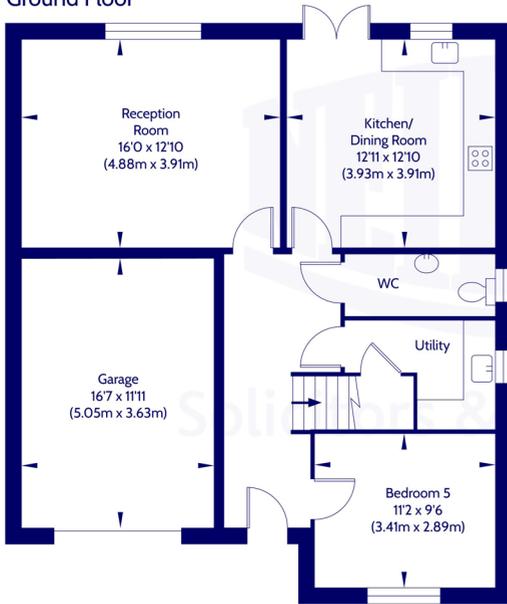
Approx. Internal Area Inc. Garage 170.93 Sq M / 1840 Sq Ft.

Not to scale. For identification only.

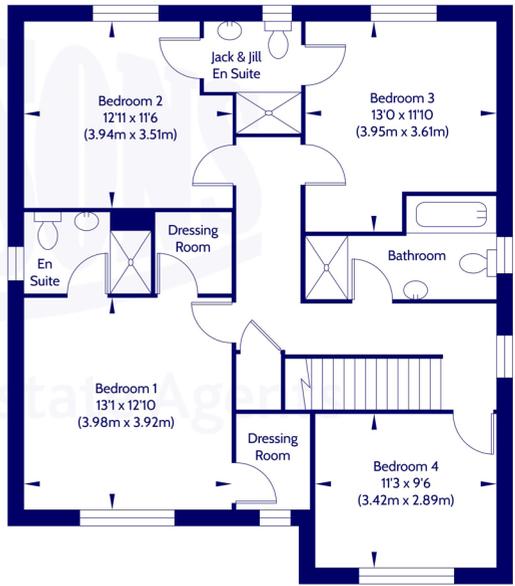
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## Ground Floor



## 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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