

29 Grandison Drive

GILMERTON, EDINBURGH, EH17 8XR



*GENEROUSLY PROPORTIONED FOUR BEDROOM
DETACHED FAMILY HOME IN GILMERTON*



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McEwan Fraser Legal is delighted to present this immaculately presented, four-bedroom detached family home, set on a larger-than-average plot and in true move-in condition.

Inside, the property boasts a spacious living room, bathed in natural light and offering seamless access to the dining area, with flexible options for furniture arrangement.





The modern open-plan kitchen, living, and dining space is fully equipped with a gas hob, fan oven, integrated dishwasher, washing machine, and fridge freezer. French doors open onto a generous patio area, creating an inviting space for family and entertaining. The ground floor is finished with newly fitted luxury vinyl tile (LVT) flooring for a sleek and durable finish.





Upstairs, the home features four well-proportioned double bedrooms, including a master bedroom with a stylish en-suite shower room.

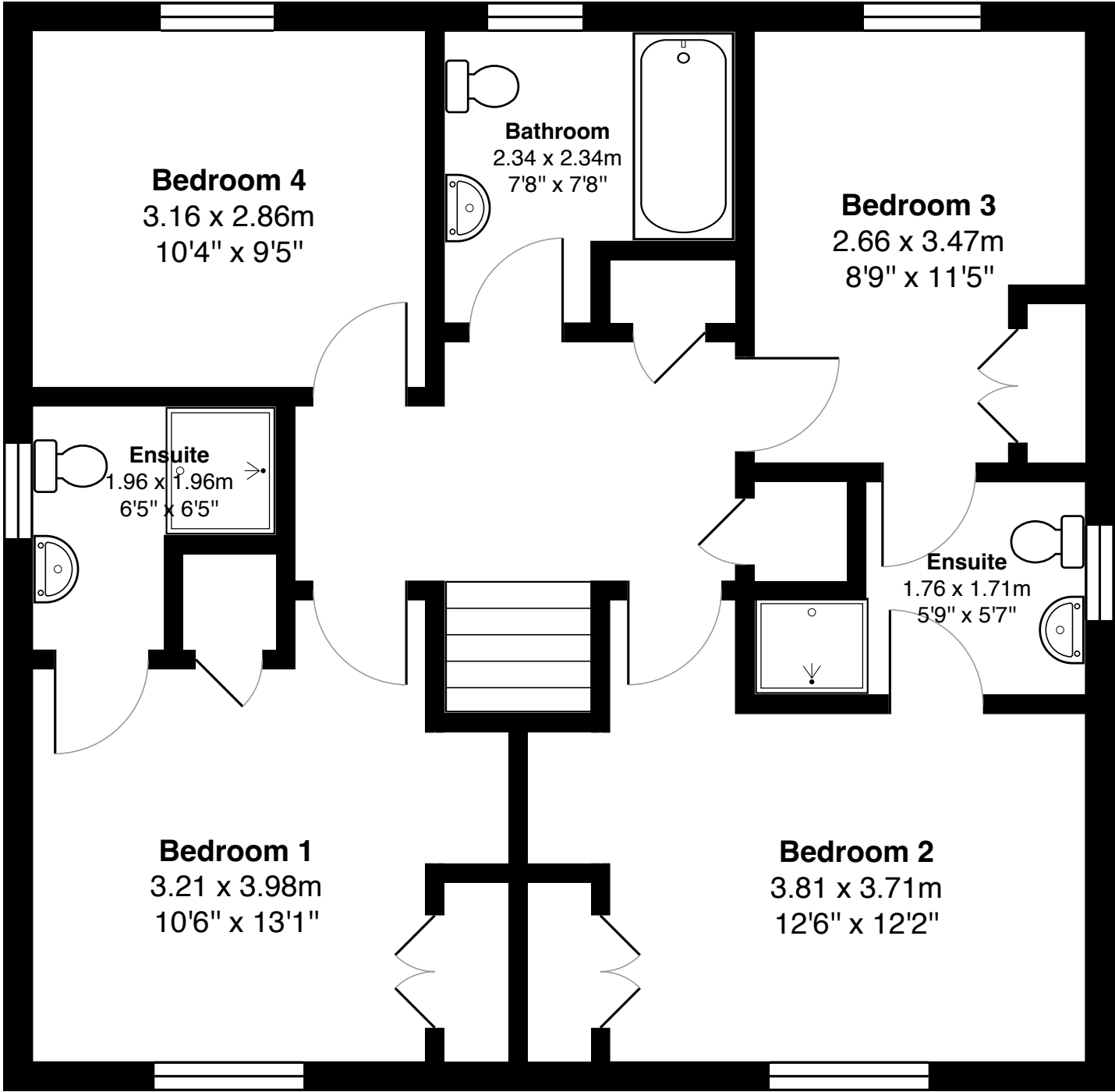
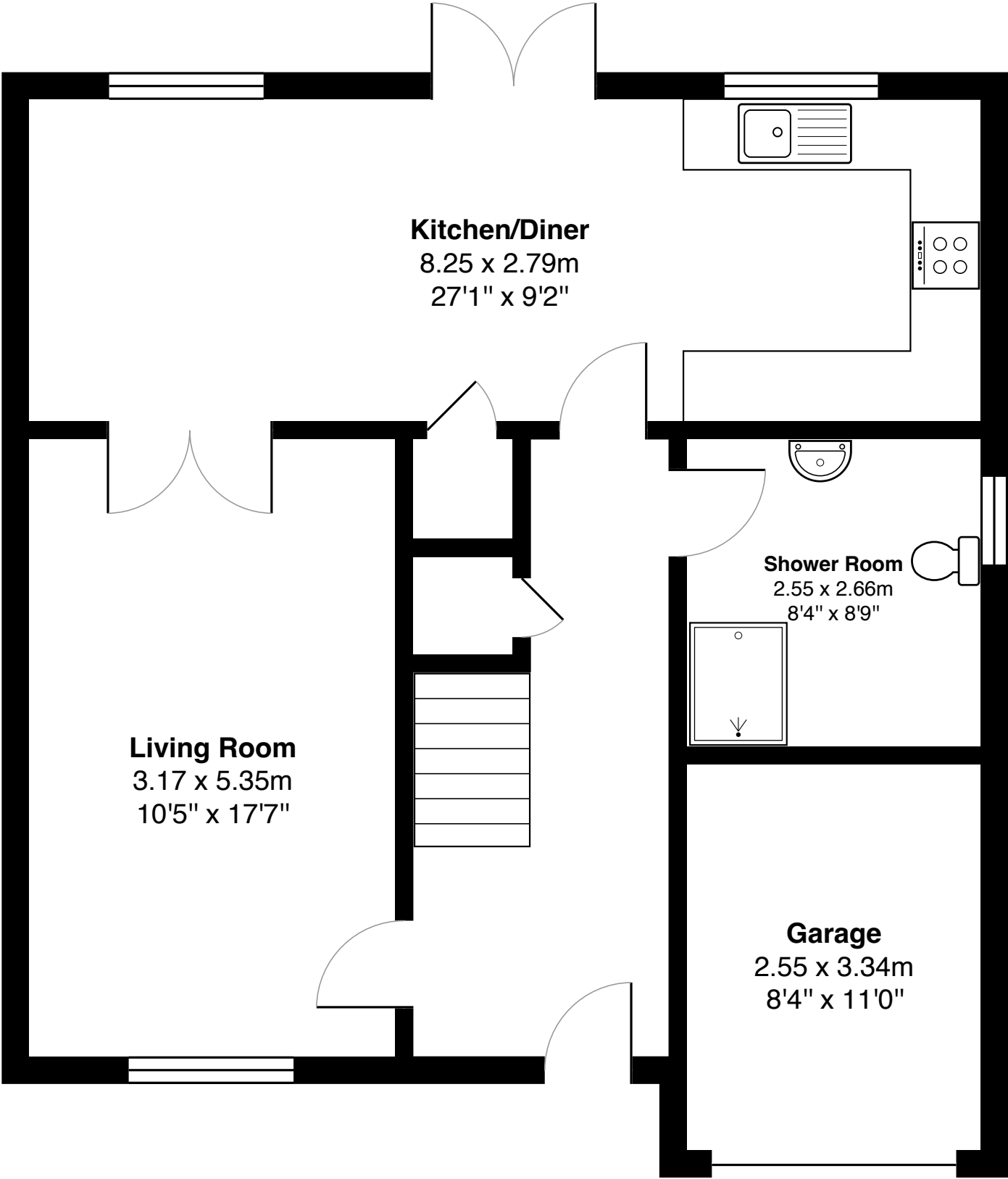






The property benefits from a main family bathroom, and a convenient Jack and Jill en-suite shared between bedrooms two and three. Additionally, the ground floor includes a fully fitted wet room WC, completed with all necessary consents.

Gross internal floor area (m²): 128m²
EPC Rating: B





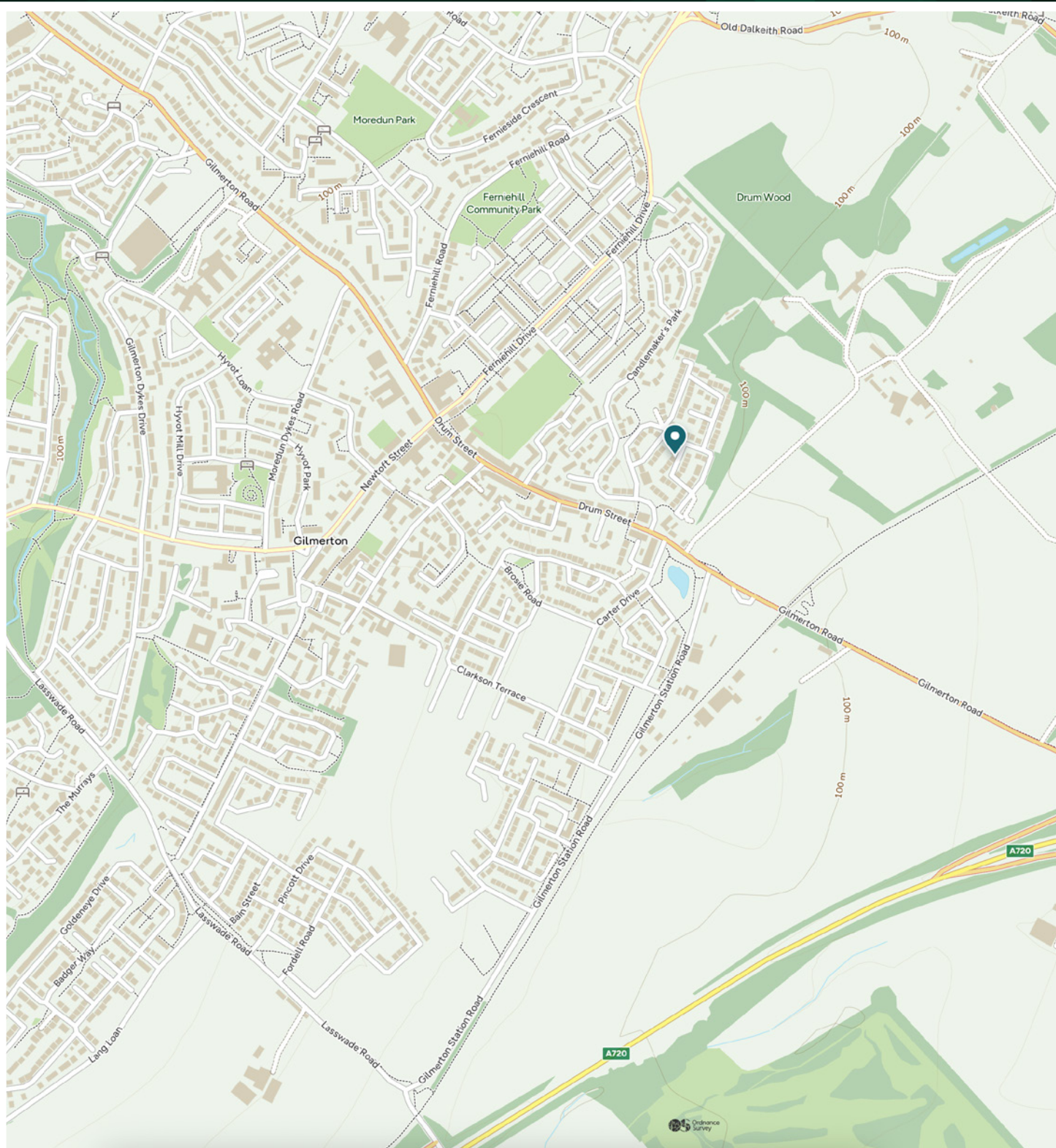
Outside, the home sits on beautifully maintained private grounds, with a sun-filled rear garden that enjoys sunlight well into the evening. A large decked area with mature planters provides the perfect setting for outdoor relaxation. Practical features include a double driveway, garage storage, gas central heating, and modern double glazing for year-round comfort and efficiency. For added convenience, a Pod Point EV charger is installed for electric vehicle owners.

This exceptional family home combines space, modern luxury, and thoughtful design, making it an ideal choice for discerning buyers.



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 a 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.



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