

48 Bannerman Terrace

GILMERTON, EDINBURGH, EH17 8YD



*GENEROUSLY PROPORTIONED THREE BEDROOM
SEMI DETACHED FAMILY HOME IN GILMERTON*



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McEwan Fraser Legal is delighted to present this three-bedroom spacious semi detached family home in Edinburgh's Popular Gilmerton area.

Inside, the property comprises of a spacious living area which is front-facing and generously proportioned and overlooks the private front garden.





There is a fully equipped kitchen/dining room which leads to the private rear garden. The kitchen is fitted with fan oven, hob and white goods.







There are three bedrooms which are favourably proportioned, two of which are double and one single and the master bedroom has an en-suite shower room. The three-piece family bathroom and the ground floor WC complete the accommodation on offer.







Bedroom 2

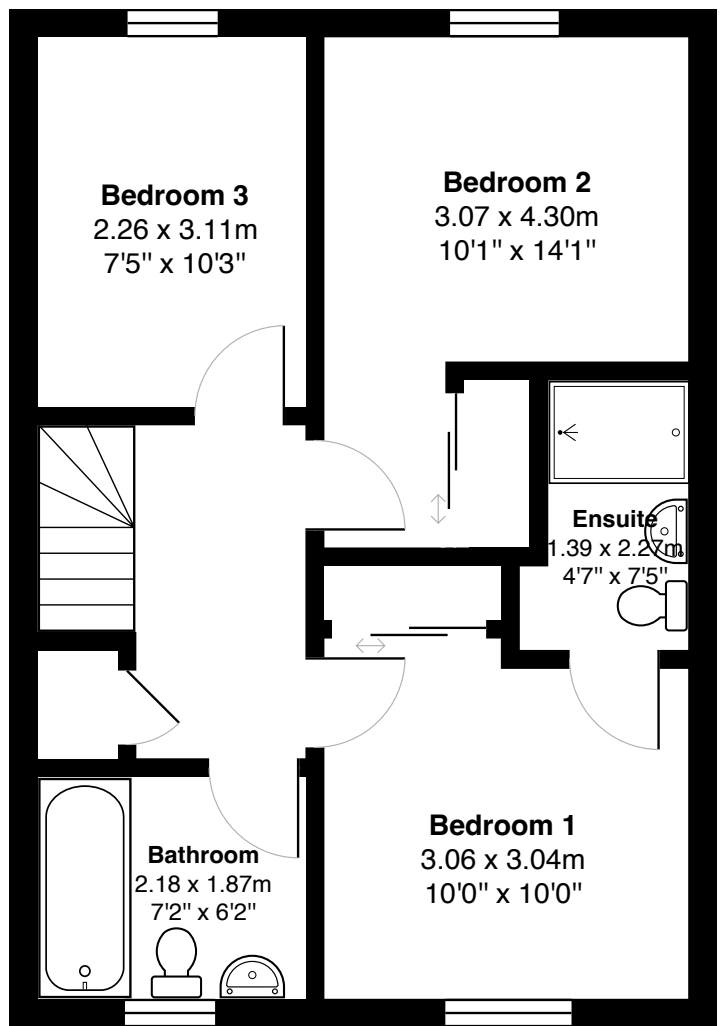
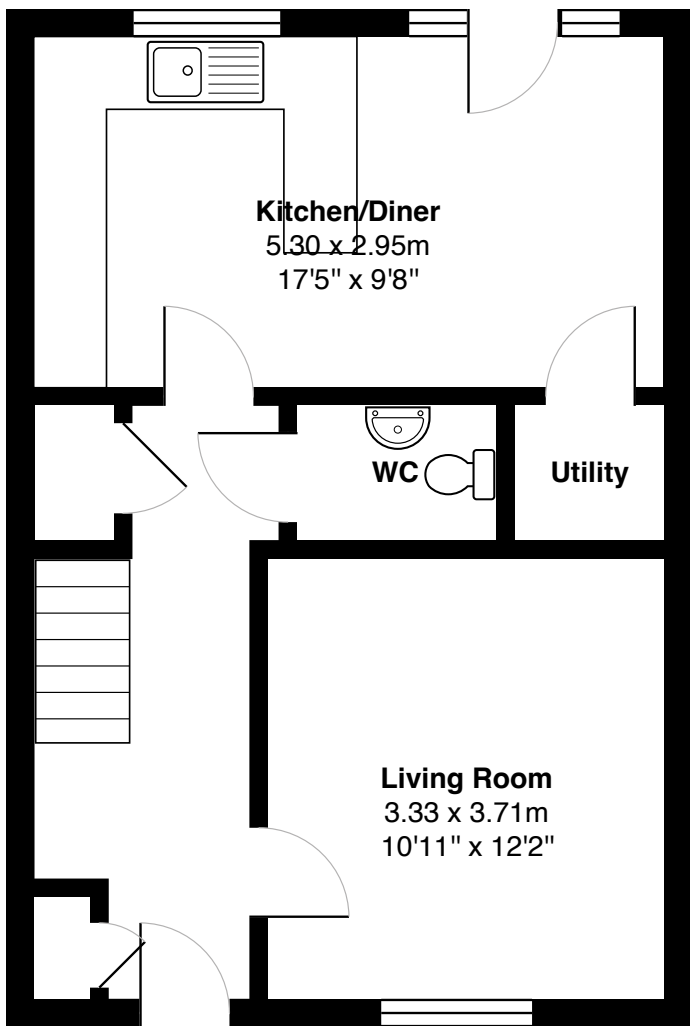




Bedroom 3







Gross internal floor area (m²): 87m²

EPC Rating: B

Floor Plan

In addition to this, the property includes a driveway, private front and back garden as well as gas central heating and double-glazed windows making for a cosy cost-effective home, year-round.





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.

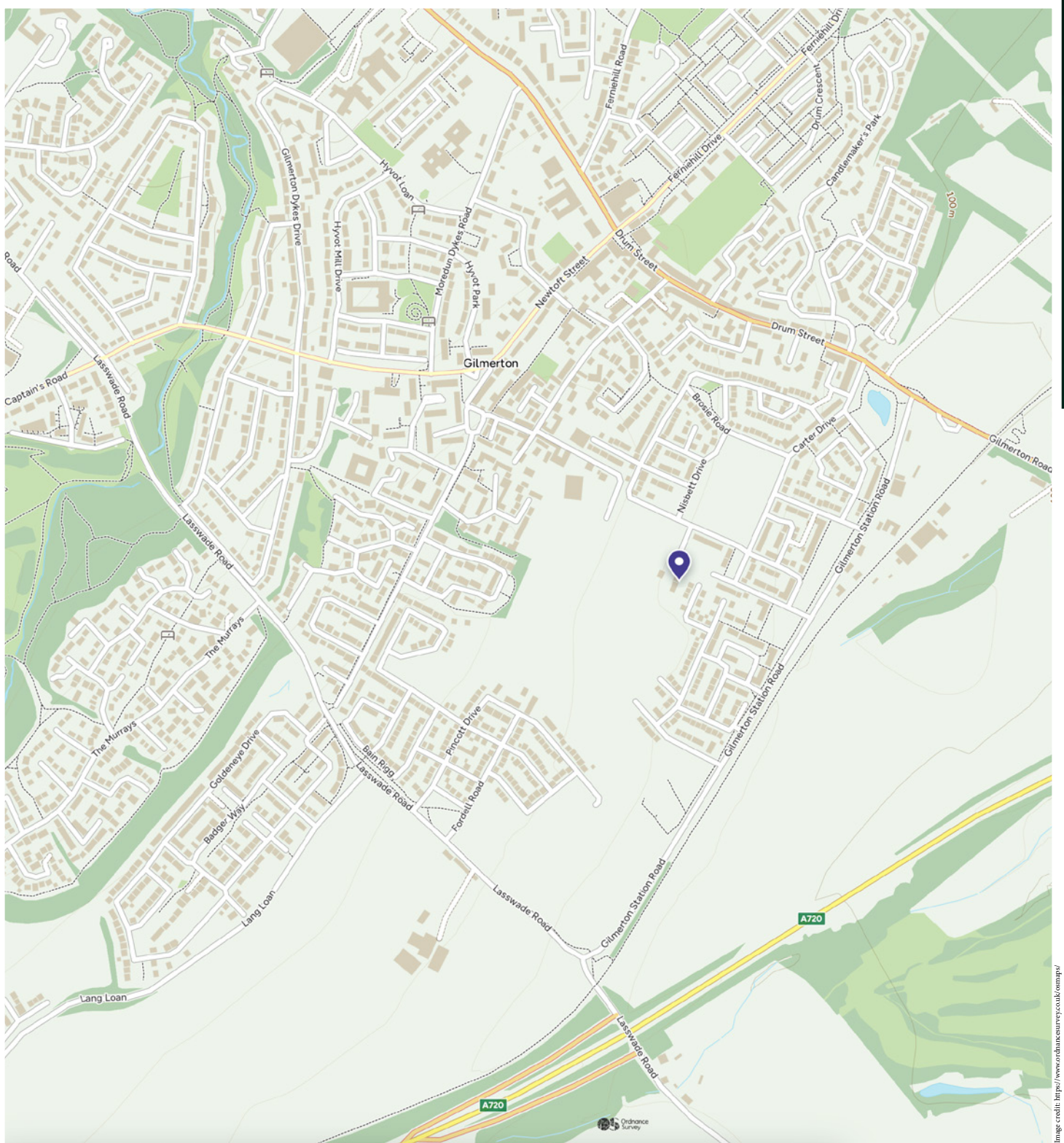


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