

8 Limefield

GILMERTON, EDINBURGH, EH17 8PF



Superb two-bedroom end terraced house offered to the market in superb condition



0131 524 9797



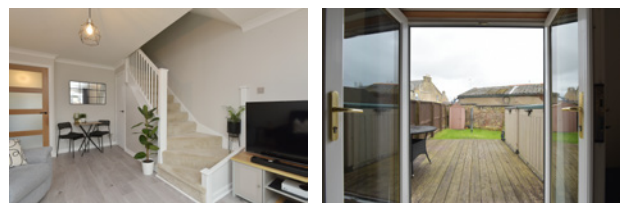
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this superb two-bedroom end terraced house to the market. The property is offered to the market in superb condition and would make an ideal starter home for a buyer keen to find a home in true walk-in condition.

THE LIVING ROOM



Internal accommodation is focused on the living room which is neutrally decorated and finished with laminate flooring. The living room has French doors that provide plenty of natural light and open onto a large deck. This helps create plenty of flexible entertaining space.

THE KITCHEN



The immaculate galley kitchen is adjacent to the front door. Through clever use of the available space, the kitchen has a good range of base and wall-mounted units that give plenty of prep and storage space. The fridge freezer, washing machine, induction hob, oven, and microwave are all integrated.





Climbing the stairs, the first-floor landing gives access to both bedrooms and a shower room. Bedroom one is a stylish double bedroom with an integrated wardrobe, storage cupboard, and plenty of space for further freestanding furniture. Bedroom two overlooks the front of the property and is a further double bedroom with an integrated wardrobe. The shower room which completes the accommodation is a real show-stopper with contemporary tiling, a white suite, and a walk-in shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



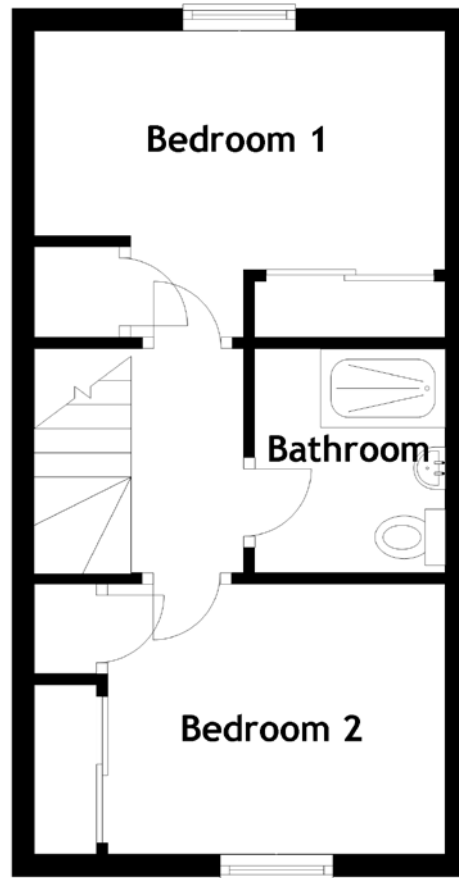
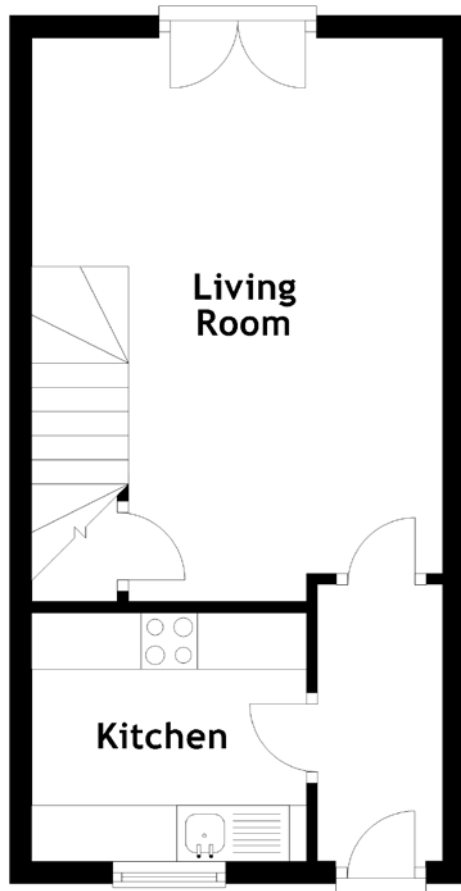
The house has double glazing and electric heating.

Externally, the property has ample parking for residents and visitors, a private front garden that is laid to lawn, and a substantial rear garden that has both a generous deck and a mature lawn.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

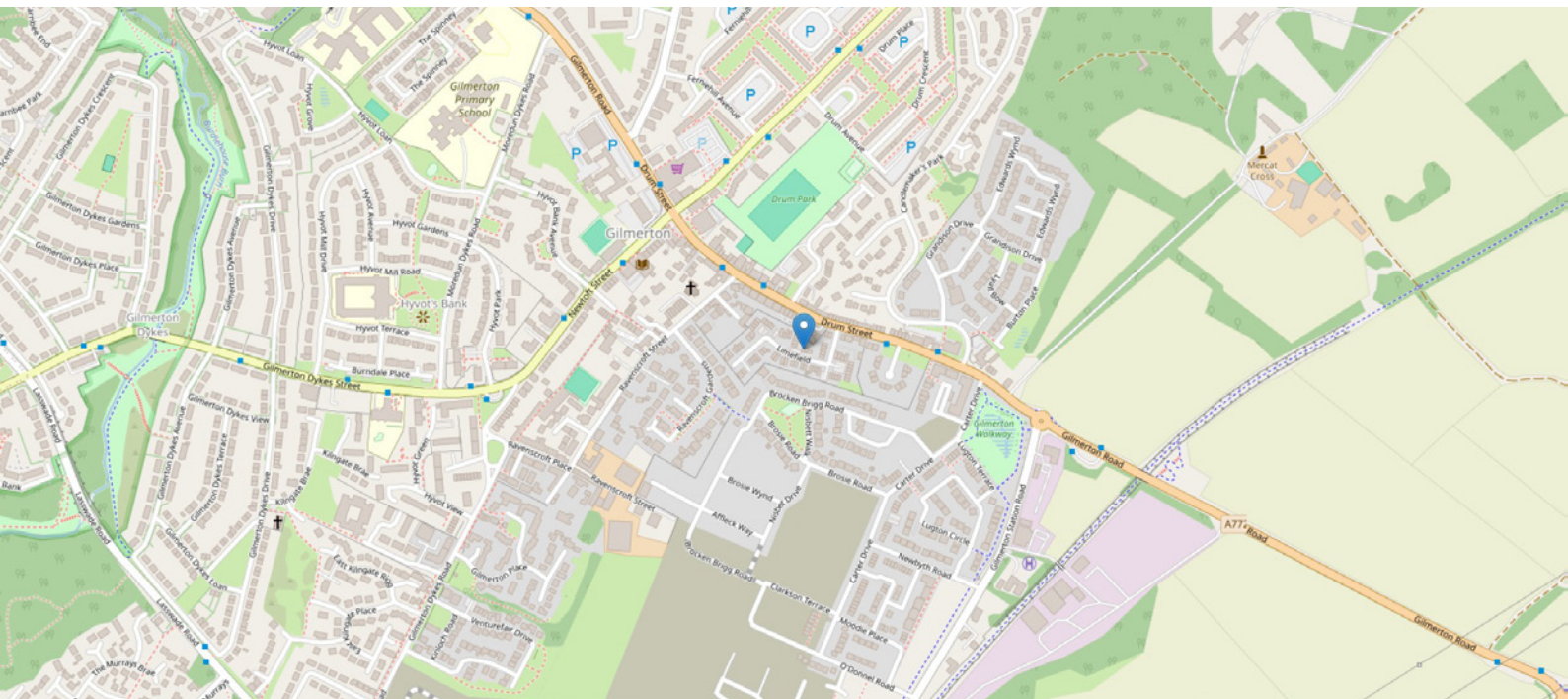


Approximate Dimensions (Taken from the widest point)

Living Room	5.02m (16'6") x 3.65m (12')
Kitchen	2.44m (8') x 2.21m (7'3")
Bedroom 1	3.65m (12') x 2.73m (8'11")

Bedroom 2	3.00m (9'10") x 2.40m (7'11")
Bathroom	2.00m (6'7") x 1.69m (5'7")

Gross internal floor area (m²): 55m²
EPC Rating: C



THE LOCATION

The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within easy reach.





The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15-minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services 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 with Livingston only a 20-minute drive away. Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There is a local nursery within the street and primary and secondary schools are both within easy reach. The property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.