

# 37 Keggie Place

GILMERTON, EDINBURGH, EH17 8ZU



*GENEROUSLY PROPORTIONED THREE BEDROOM  
MID TERRACED HOUSE IN GILMERTON*



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McEwan Fraser Legal is delighted to present this Three bedroom mid terraced family home in Gilmerton.

Inside, the property comprises of a spacious living area which offers various possibilities for furniture arrangements and provides access into the private rear garden.





There is a fully equipped kitchen that is fitted with modern appliances, gas hob, fan oven and free-standing white goods.





The house has three generous bedrooms, ranging in size from master bedroom to bedroom three which is the smallest but is an excellent single bedroom or home office space.





**Bedroom 2**





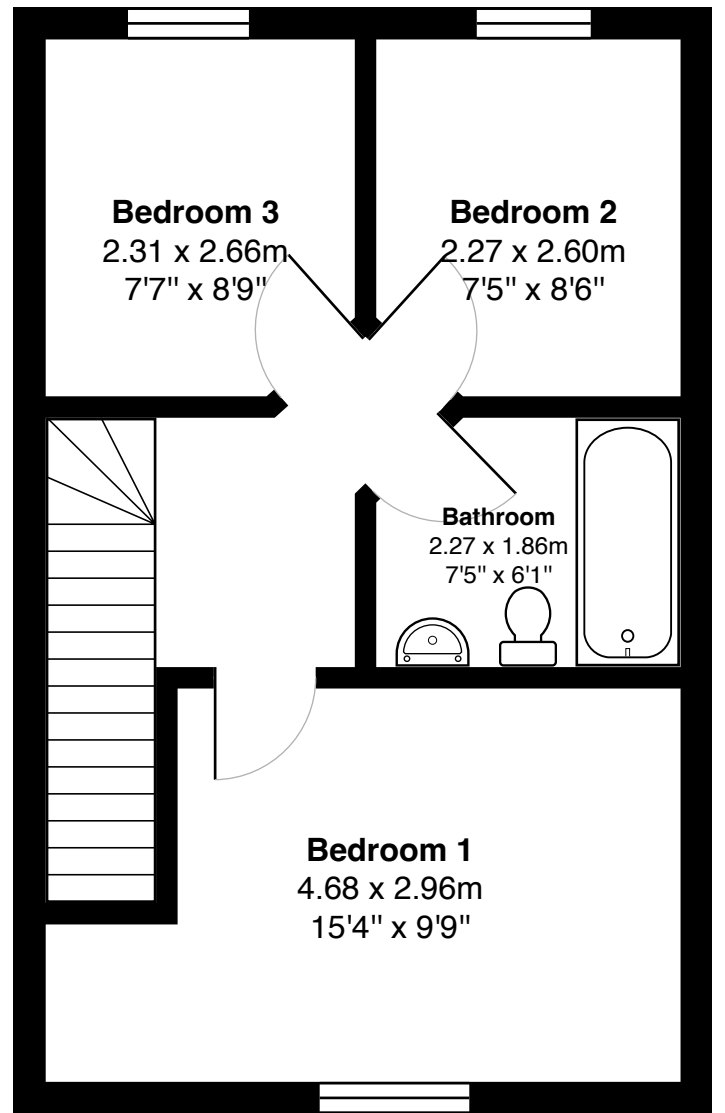
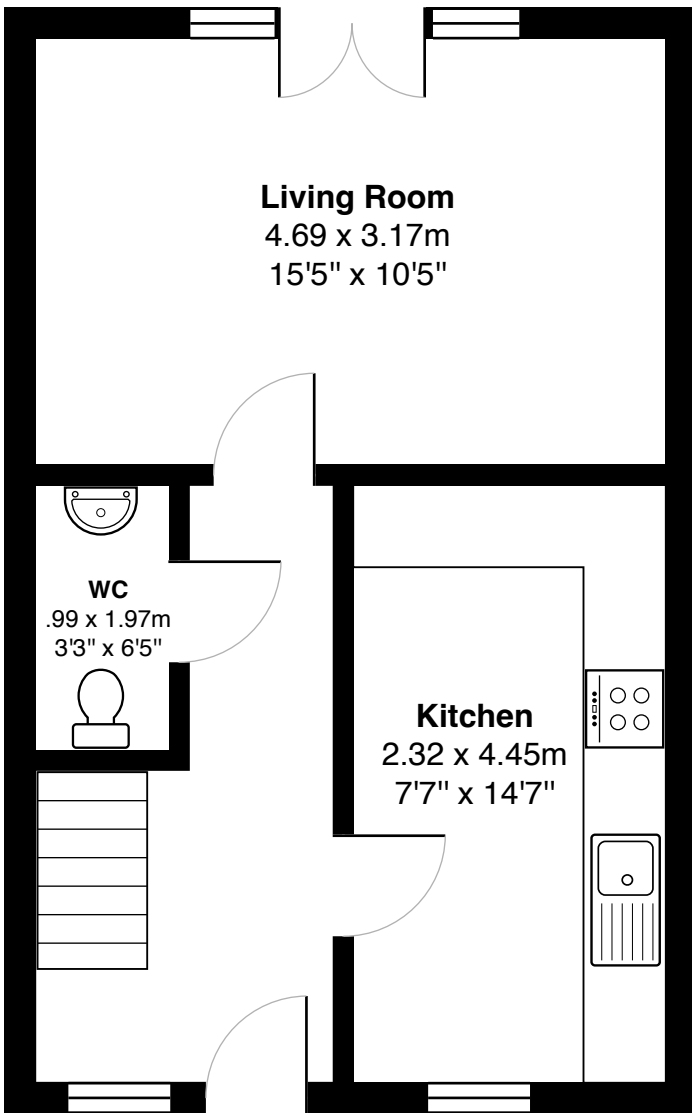
**Bedroom 3**





There is one main bathroom on the first floor which is fitted with a three piece white suite and a shower over the bath, in addition there is a WC on the ground floor.





Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C

## Floor Plan





In addition to this, the property includes on street parking, private rear garden, modern appliances and double glazed windows with gas central heating, making for a cosy and cost effective home, year round.





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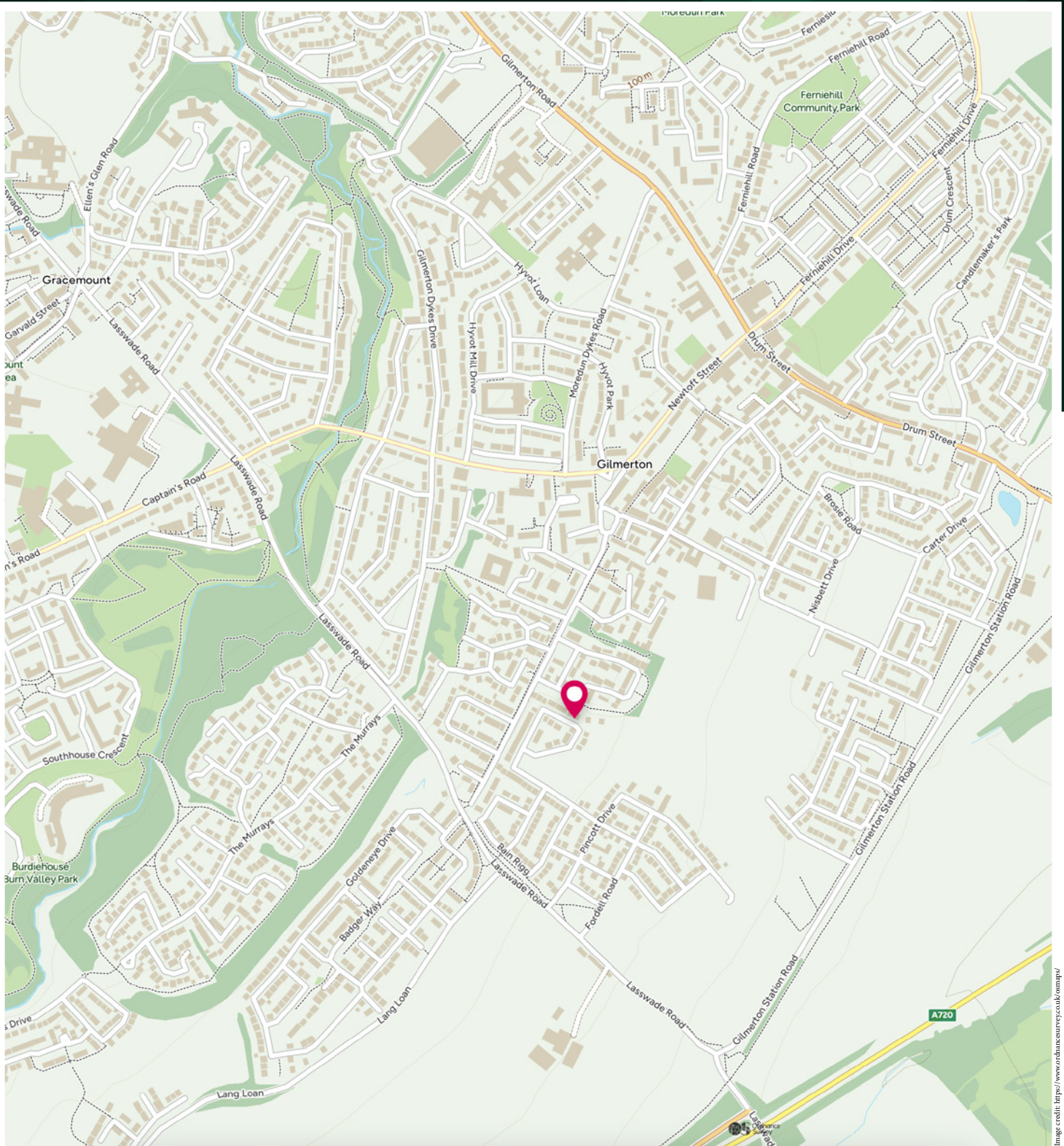
The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

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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# McEwan Fraser Legal

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