

● Beveridge  
● Philp  
& Ross

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Offers Over £415,000

27 Grandison Drive, Gilmerton, Edinburgh EH17 8XR





## Superb Spacious Detached Villa Boasting Corner Site Excellent Family Home

A superb spacious detached villa, situated on a corner site within a popular residential development on the edge of Gilmerton, south of Edinburgh City Centre. This excellent family home sits on a generous size plot and is quietly positioned within this small exclusive estate.

The internal accommodation comprises; entrance hall, sitting room, separate dining room/5th bedroom with French doors to rear garden, a contemporary kitchen diner with a range of wall and floor mounted units and complementary worksurfaces. This room also has French doors leading to the rear garden. There is a handy cloakroom with large walk-in storage cupboard which has plumbing to install a shower if required. The master bedroom has modern fitted wardrobes and an en-suite shower room. There are three further bedrooms all of double size. The family bathroom features a three piece suite with separate shower compartment. Externally, there is a wonderful, enclosed rear garden with lawn, patio edged with flower borders. To the front is a lawn area with planted borders. There is a double drive and a single garage.

The property has full double glazing and gas central heating.

### ACCOMMODATION (WIDEST POINTS)

Sitting Room	4.47 m x 4.09 m / 14'8" x 13'5"
Dining Room	3.20 m x 3.07 m / 10'6" x 10'1"
Dining Kitchen	5.38 m x 3.07 m / 17'8" x 10'1"
Master Bedroom	4.52 m x 3.56 m / 14'10" x 11'8"
Bedroom 2	3.76 m x 3.12 m / 12'4" x 10'3"
Bedroom 3	3.53 m x 3.40 m / 11'7" x 11'2"
Bedroom 4	3.28 m x 3.10 m / 10'9" x 10'2"



## LOCATION

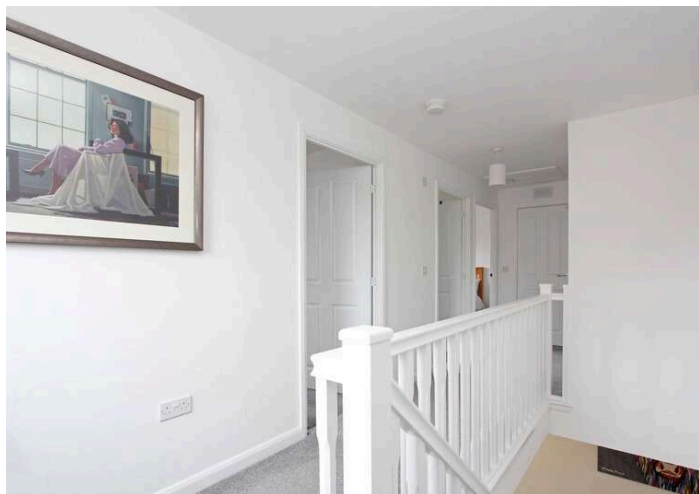
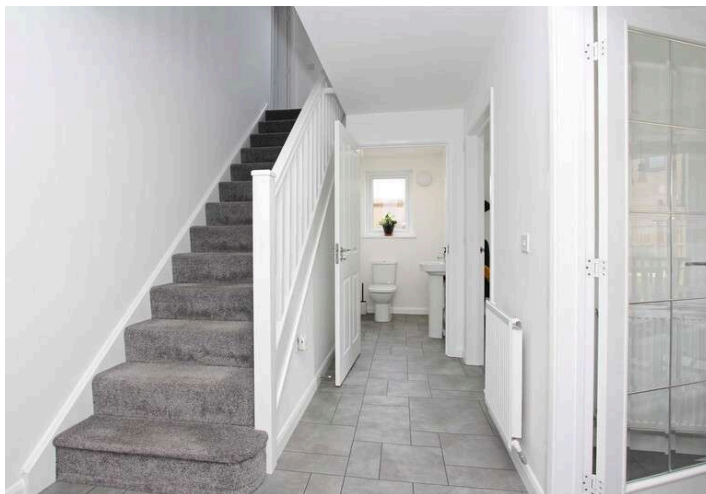
Gilmerton is an established residential area located on the South side of the City, approximately four miles from Princes Street, to which there are regular public transport services. It is a popular and attractive place to live with good access to schools, Edinburgh Royal Infirmary, the new hospital for children and Bio centre. Leisure options are also plentiful and range from golf courses to parks and the wonderful open spaces of the Braid Hills and Hermitage of Braid. Straiton retail outlet is within a few minutes by car and plays host to the majority of the High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury. In the opposite direction the Cameron Toll shopping mall is also readily accessible. Proximity to the city by-pass facilitates access to the A1 south and west to Edinburgh International Airport and the central motorway network.

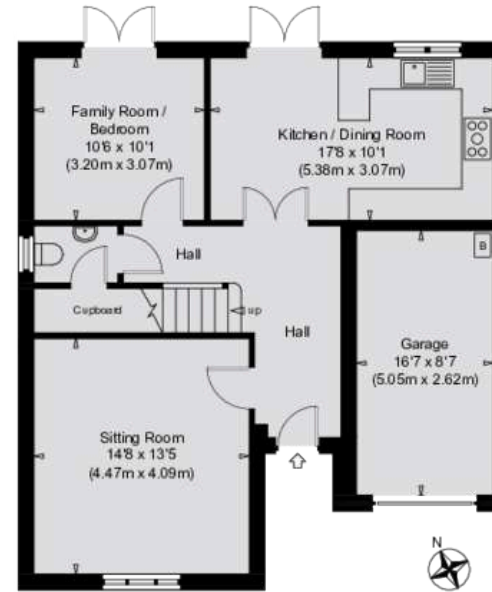
*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*

**EXTRAS** All fitted floor covering, Amtico flooring, automatic washing machine, dish washer, fridge/freezer, five ring gas hob, cooker hood and oven.

## EPC RATING C

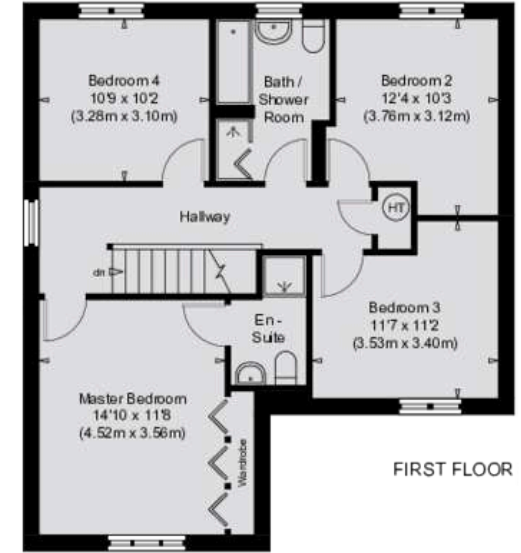
**VIEWING** By appointment contact 07772514227





GROUND FLOOR

Photography and floor plan by **MARKETING SOLUTIONS** 07376015710



FIRST FLOOR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 1473 SQ FT / 136.9 SQ M  
 GARAGE = 141 SQ FT / 13.1 SQ M  
 TOTAL = 1614 SQ FT / 150 SQ M

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**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*