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## **38 KILNGATE BRAE**

GILMERTON, EDINBURGH, EH17 8UU

***For viewing and price information call now on 0131 200 1234***



## DESCRIPTION

*Spacious and modern Terraced House within a quiet cul-de-sac in the Gilmerton area of Edinburgh. The property benefits from double glazing, gas central heating and security alarm as well as partially floored attic space providing further storage, allocated residents' parking and private garden ground to both front and rear.*



## Property Features

(see floor plan for measurements):

- Hall with built-in cupboard, shelf and coat hooks. Security alarm. Tiled flooring
- Bright living room/dining room with wooden mantle, marble effect insert and coal effect electric fire. Staircase accessing upper floor and ceiling hatch to attic space on first floor landing. Fitted carpet. Two radiators
- Kitchen with window to front. Excellent range of wood effect fitted wall and base units and marble effect fitted worktops. Tiled splashback. White sink with drainer and mixer tap. Integrated gas hob, electric oven and extractor hood. Extractor fan. Automatic washing machine. Fridge/freezer. Tiled flooring
- Separate w.c. compartment with wash hand basin. Tiled splashback. Extractor fan. Mirror. Tiled floor. Radiator
- Conservatory providing direct access into the rear garden. Engineered wooden flooring
- Double bedroom with windows to front and fitted blind. Fitted carpet. Radiator
- Double bedroom with panoramic window to rear and fitted blind. Built-in cupboard housing hot water cylinder and shelf storage. Fitted carpet. Radiator

- Bathroom with three piece white suite comprising wash hand basin set within unit, w.c. and bath with handheld mixer tap shower over. Tiled splashback. Mirror. Electric shaver socket. Extractor fan. Vinyl tile flooring. Radiator
- Private garden ground to front with path, lawn, shrubs and tree
- Private garden ground to rear with gravel beds, fence and raised patio area
- Timber garden shed
- Allocated residents' parking

### ITEMS INCLUDED:

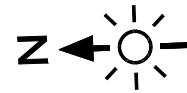
All fitted carpets and floor coverings, light fittings, curtains, blinds, fridge/freezer, automatic washing machine and all integrated appliances.

Other items are available by way of separate negotiation.

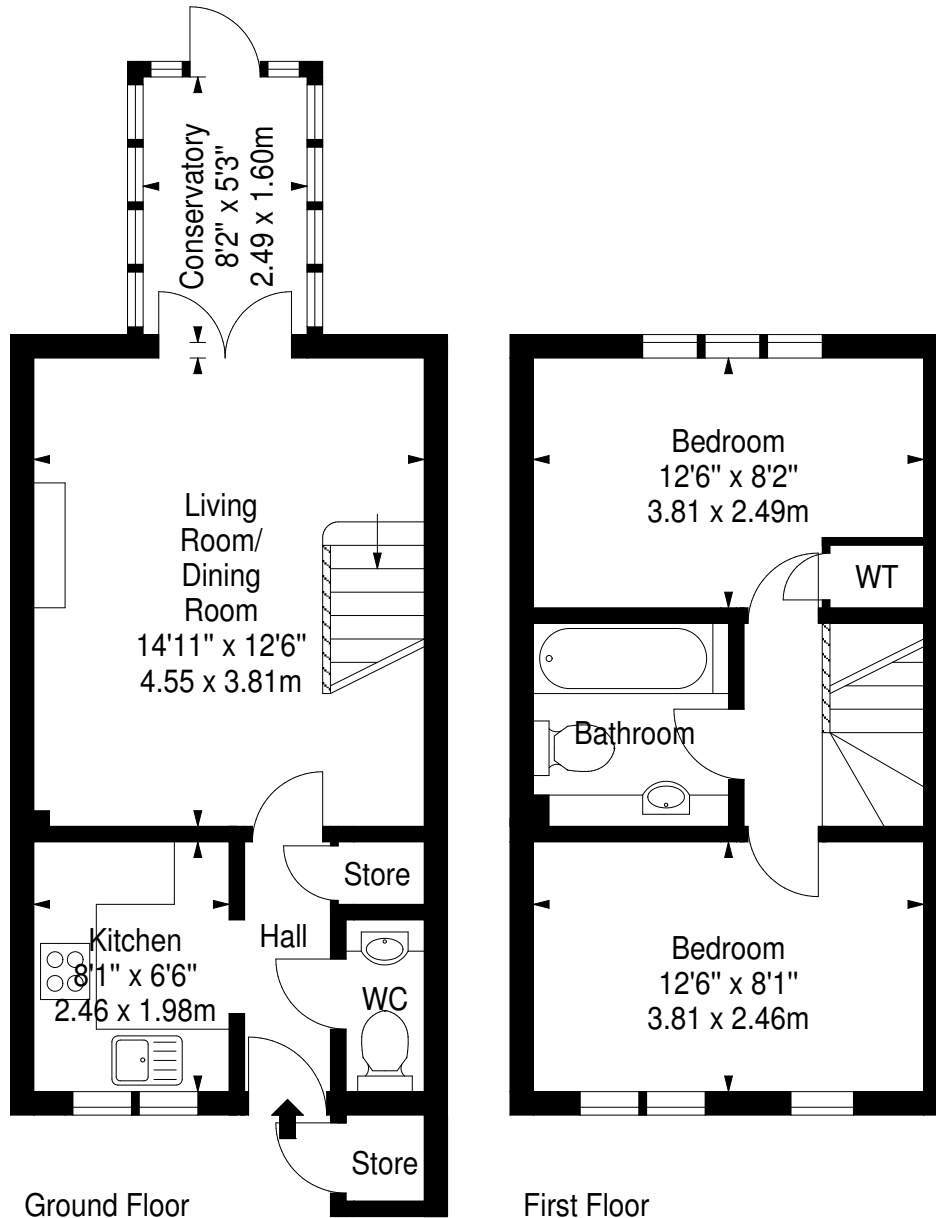
### LOCATION:

The property enjoys easy access to the City Bypass, which lies less than a mile away and provides excellent road connections to Edinburgh Airport, the Forth Road Bridge and the wider motorway network. There is also a frequent bus service available close by with routes into the City Centre and beyond. The property is convenient for a range of local shops for day-to-day needs plus a modern leisure centre nearby with swimming pool. A more comprehensive range of shops is available at Cameron Toll Shopping Centre and Straiton Retail Park which is situated approximately two miles south of the property. Straiton has a Sainsbury's Supermarket, M&S Simply Food, Costco Warehouse, Ikea and several other major retail outlets as well as places to eat and drink. Well regarded primary and secondary schools are both available within walking distance and the Edinburgh Royal Infirmary hospital is situated within short journey of the property.

**Kilngate Brae,  
Edinburgh, EH17 8UU**



Approx. Gross Internal Area  
644 Sq Ft - 59.83 Sq M  
(Including Store)  
For identification only. Not to scale.  
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**OFFERS TO:**

Balfour+Manson  
Solicitors and Estate Agents  
54-66 Frederick Street  
Edinburgh, EH2 1LS

TELEPHONE: 0131-200-1234  
FAX: 0131-200-1344  
DX: ED4, Edinburgh  
LP: 12, Edinburgh-2

**EPC RATING:**

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.