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Gilmerton, Edinburgh
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Property Summary

Forming part of a sought-after modern development in Gilmerton, this three-bedroom detached house is a beautiful residence that has been finished to high standards, incorporating elegant interior design and quality finishings throughout. The home is in move-in condition, offering bright and airy rooms. It further boasts a well-appointed kitchen, as well as an en-suite, a family bathroom, and a WC. In addition, it has secure private parking and a large rear garden that captures lots of daily sun.

Entering the home, you are warmly greeted by a hall defined by a neutral palette. It provides built-in storage and a handy WC before leading into the living/dining room. Here, a subtle accent wall is lovingly paired with a light backdrop and a plush carpet, creating an inviting environment that is easy to dress. It has spacious proportions for comfy lounge furniture and a table and chairs; plus, the room extends out into the rear garden via French doors – the perfect

Features

- A detached house in move-in condition
- Part of a sought-after modern development
- Desirable location in popular Gilmerton
- Elegant interior design and quality finishings
- Welcoming hall with storage and a WC
- Living/dining room with garden access
- Modern kitchen with integrated appliances
- Naturally-lit landing with an airing cupboard
- Three spacious double bedrooms
- Quality three-piece en-suite shower room
- Bright three-piece family bathroom
- Well-maintained front and rear gardens
- Monoblock driveway and integrated garage
- Gas central heating and double glazing





Modern kitchen with integrated appliances

Next door, the kitchen has an attractive modern design and colour palette. It is fitted with white cabinets and stone-inspired worktops, backed by on-trend metro splashback tiles. The fashionable look is further heightened by seamlessly integrated appliances for a smooth finish (gas hob, concealed extractor, eye-level double oven, fridge/freezer, dishwasher, and washing machine).

Three spacious double bedrooms

Upstairs, a naturally-lit landing (with an airing cupboard) connects to the three spacious double bedrooms. Each room is laid with soft carpet and finished with attractive interior design. The principal suite, with a tasteful accent wall, has the added luxury of a quality en-suite shower room. The two remaining bedrooms (one arranged as an office showcasing the home's flexibility) are served by a bright three-piece family bathroom.

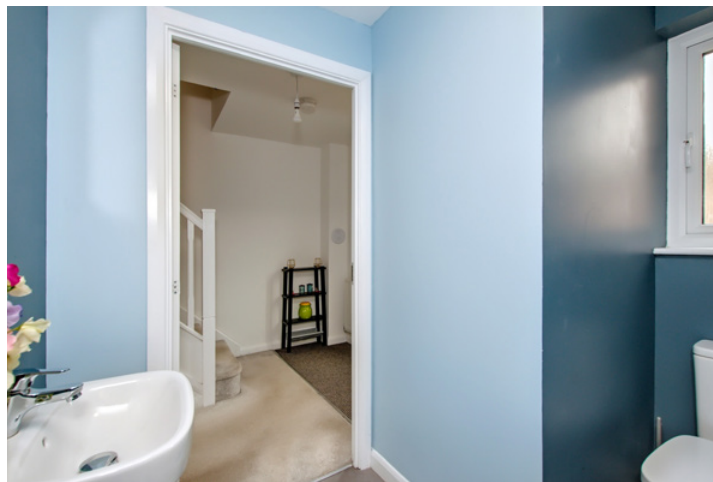






Each room is laid
with soft carpet
and finished
with attractive
interior design





Quality three-piece en-suite shower room and a downstairs WC

Gas central heating and double glazing ensure year-round comfort.



Bright three-
piece family
bathroom

Outside, the home has a neat front garden and a large rear garden which is ideal for families. The latter is fully enclosed by a high fence and predominantly laid to lawn, offering a safe space for pets and children. A monoblock driveway and integrated garage provide private parking.

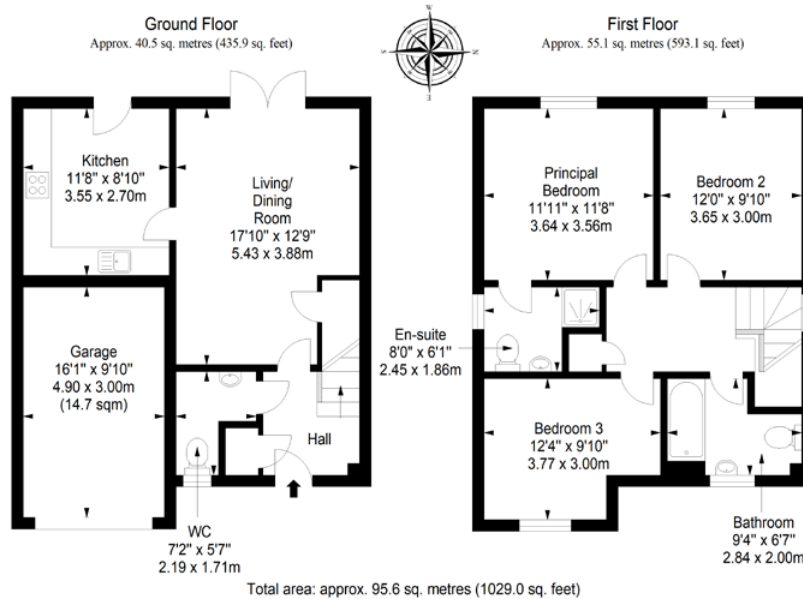




Gilmerton

Gilmerton is a popular city suburb that is located approximately 4 miles from the city centre. It has easy access to the A720 Edinburgh City Bypass, which connects with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.

Floorplan



EPC Rating - B | Council tax band - F | Home report Value - £330,000

Extras: All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

Price & Viewings

Please refer to our website
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