



# Gilmerton

92 Candlemaker's Park  
EH17 8TN



## Detached House

OFFERS OVER £265,000

- Porch
- Entrance hall
- Living/dining room
- Kitchen
- 3 bedrooms
- Shower room
  
- Gas central heating
- Double glazing
- 2 car driveway
- Gardens front and rear
- Partially floored attic
- Cul-de-sac setting
- Garage



Viewing by appointment call  
Beveridge & Kellas on 0131 554 6321



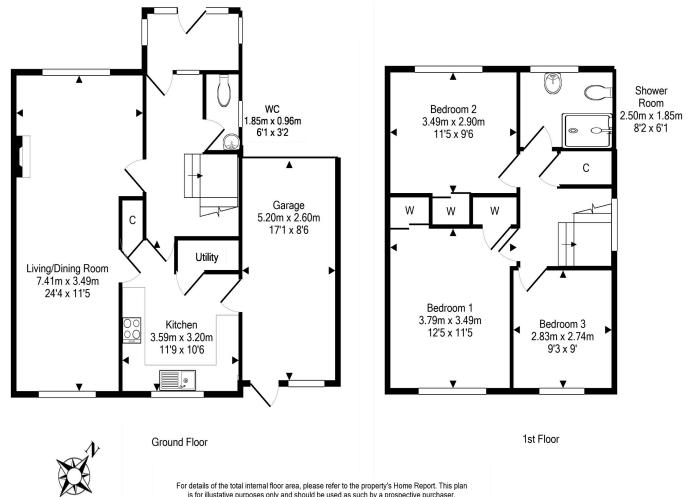




Viewing is highly recommended of this 3 bedroomed detached family home within a cul-de-sac setting in the popular commuter area of Gilmerton. Gilmerton is a popular residential area to the south of the city centre and offers local shops and supermarkets close by. The property also gives easy access to the City Bypass, motorway links, a choice of recreational facilities and the ERI Hospital.

The property is in move in condition and is entered through a porch with tiled floor and 2 large arched windows which opens to the entrance hall with oak flooring and stairs to the upper landing. The dual aspect living/dining room also with oak flooring features a limestone fireplace with a gas fire. The kitchen is off the living/dining room and can also be accessed for the hall. The kitchen offers a range of wall and base units, electric double oven, gas hob, chimney style cooker hood, automatic washing machine and 2 storage cupboards, one of which houses the fridge/freezer. A downstairs W.C. with 2-piece suite completes the ground floor.

Upstairs the landing offers a linen cupboard which houses the boiler and an access hatch to the partially floored attic. There are 3 double bedrooms, all of which are generous in size and 2 offering built in wardrobes. The tiled shower room with 3-piece suite and shower off the mains completes this property. The property further benefits from low maintenance gardens to the front and rear. To the front the garden is laid to lawn with a mature bush and a 2-car driveway. To the rear the garden is mostly laid to lawn with a patio area for al fresco dining and a garden shed.



## RESIDENTS ASSOCIATION

The development is maintained by the Candlemakers Residents Association at a cost of approx. £65 per year.

## WHAT'S INCLUDED...

To include the aforementioned white goods (no warranties to be given) carpets, floor coverings, blinds, curtains and garden shed.

## OFFERS

Offers Over £265,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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