



11 Burghtoft

Gilmerton, Edinburgh, EH17 8RR

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Extensively renovated and modernised to a beautiful standard, this semi-detached house is tucked within a quiet cul-de-sac in an established residential area of popular Gilmerton and boasts views of the iconic Arthur's Seat. It enjoys two bedrooms, a living room, a kitchen, and a bathroom, plus a landscaped garden and access to unrestricted parking.

A hall (with built-in storage) welcomes you into the property and immediately sets the tone for the interiors to follow with elegant accent wallpaper and oak-styled flooring. Leading off the hall and continuing the chic presentation is a good-sized living room, where a spacious footprint is provided for various configurations of lounge furniture. The sunny, southeast-facing reception room is decorated in stylish monochrome hues and fitted with the same flooring as the hall. The kitchen is conveniently connected to the living room and offers space for a small breakfasting/study area, if desired, as well as affording access to the garden and incorporating a built-in storage. The kitchen is well-appointed with on-trend charcoal-coloured wall and base cabinets, marble-styled worktops, and dusky pink décor, with integrated appliances comprising an oven, induction hob, fridge/freezer, a dishwasher, a washing machine, and a tumble dryer.



Features

- Semi-detached house in Gilmerton
- Quiet cul-de-sac setting
- Stylish, contemporary interiors
- Entrance hall with storage
- Elegant living room
- Well-appointed, modern kitchen
- Two double bedrooms
- Chic bathroom with shower-over-bath
- Landscaped rear garden
- Unrestricted parking
- Gas central heating and double glazing
- EPC Rating - C





“Semi-detached house in Gilmerton
in a quiet cul-de-sac setting with
stylish, contemporary interiors”







The bedrooms and bathroom are found on the first floor, approached via a landing with two built-in storage cupboards. The sleeping areas are both elegantly presented and carpeted for optimum comfort underfoot, and both are accompanied by built-in storage, with the larger boasting twin built-in wardrobes with mirrored sliding doors. The chicly tiled bathroom comprises a bath with an overhead shower and a glazed screen, a basin atop a vanity unit, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a landscaped rear garden featuring an artificial lawn and paved areas, ideal for alfresco dining and summer barbecuing. Unrestricted parking can be found to the front of the property.

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

Gilmerton

Gilmerton is a popular city suburb lying approximately 4 miles from the city centre with easy access to the A720 Edinburgh City Bypass connecting 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.

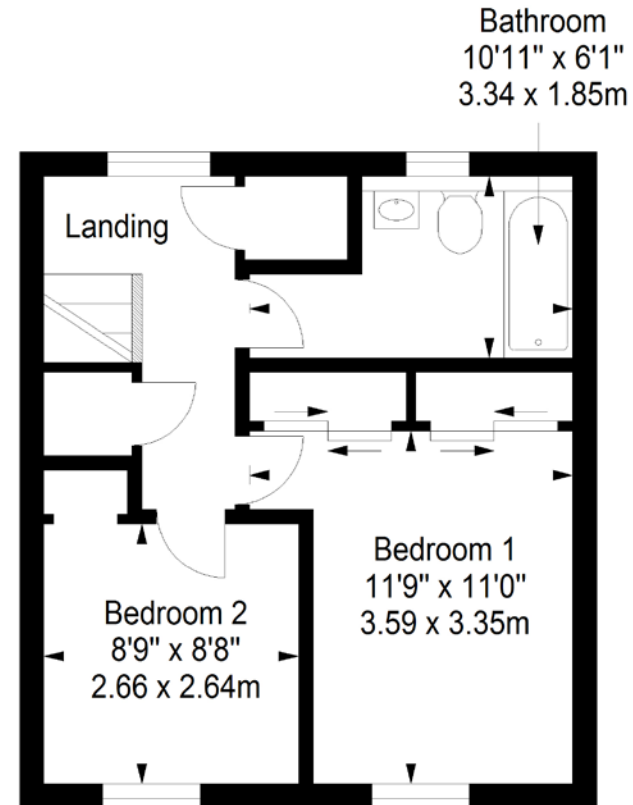
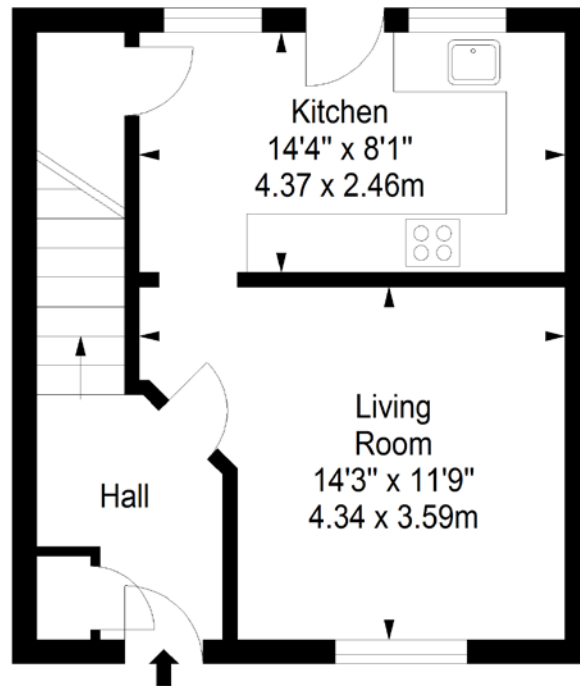
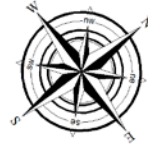




Floorplan

Ground Floor
Approx. 33.5 sq. metres (360.6 sq. feet)

First Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)

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