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28 The Spinney

Edinburgh, EH17 7LD



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EPC

C



FREEHOLD

The property is offered to the market in excellent order throughout and has been decorated in neutral tones and has been finished with quality fixtures and fittings.

Description

An excellent opportunity has arisen to acquire this beautifully, light and spacious 3-bedroom family home, which is conveniently located within in sought after location and set within a cul de sac just off Gilmerton Road. The property is offered to the market in excellent order throughout and has been decorated in neutral tones and has been finished with quality fixtures and fittings. The accommodation briefly comprises a welcoming entrance hall, a spacious living/dining room and a modern fitted kitchen. A carpeted staircase leads to the upper landing which gives access to three bedrooms and a contemporary family bathroom with white three-piece suite with glass screen and electric shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities, private garden to the front and a sunny south facing rear garden, which is full enclosed. There is a driveway and garage located to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

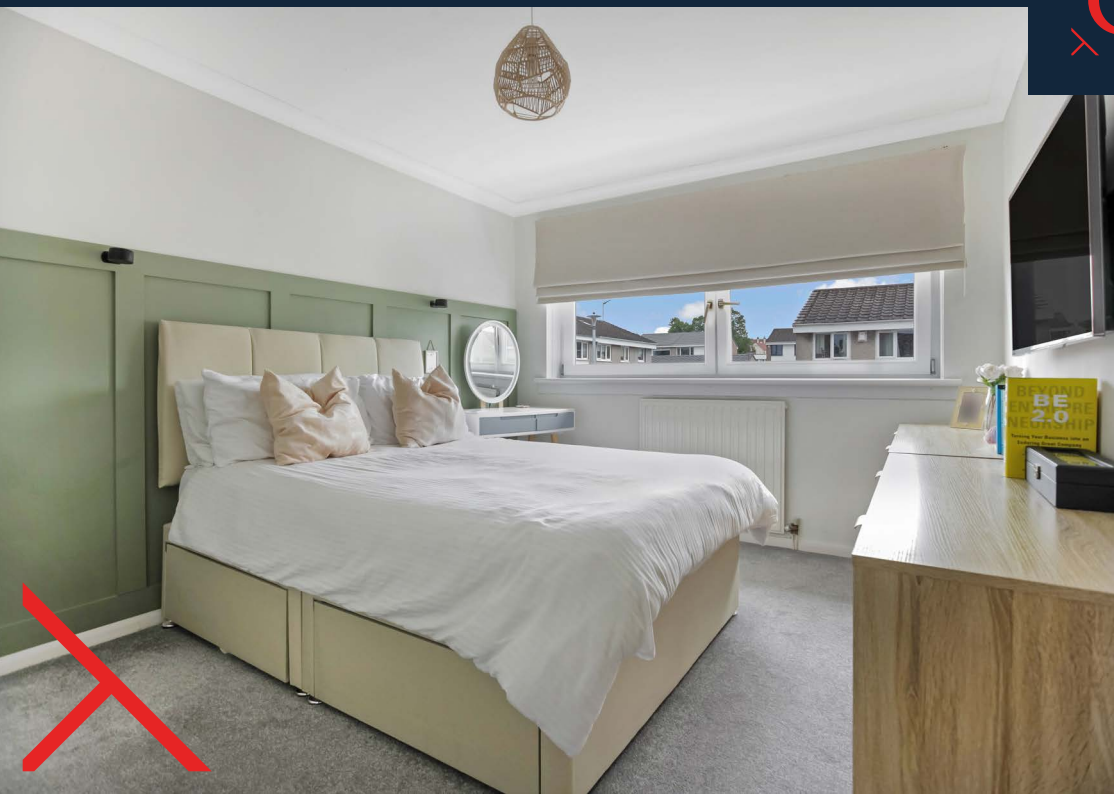
Extras

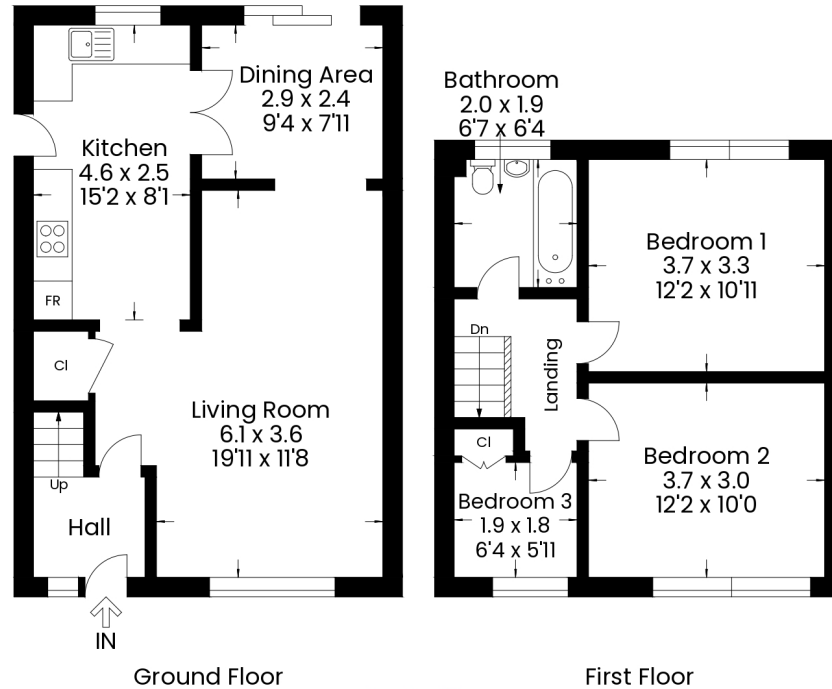
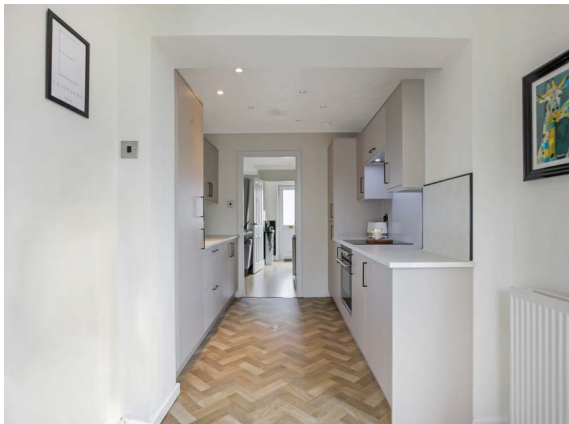
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Living/Dining room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Private garden to the front and sunny south facing rear garden
- Driveway
- Garage
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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