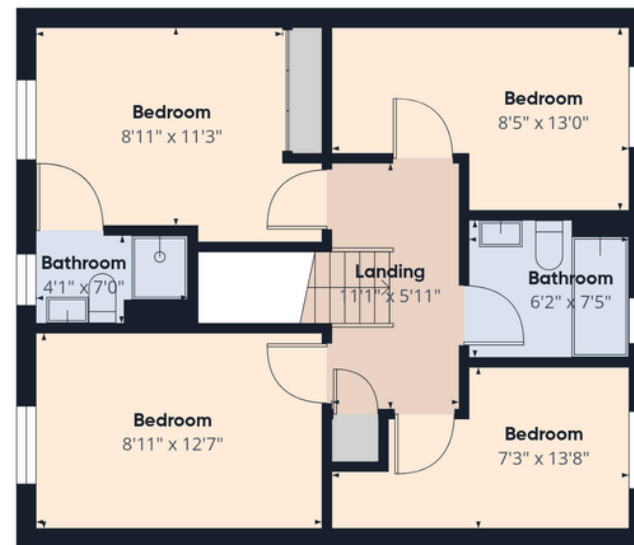


Floor 0



Approximate total area<sup>(1)</sup>  
1128 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## DESCRIPTION

Designed with modern family living in mind, this impressive four-bedroom detached home offers the perfect balance of style, space and practicality. Filled with natural light and beautifully proportioned throughout, the property provides a wonderful opportunity for buyers seeking a home they can move straight into while still having the freedom to add their own personality and create a space that truly reflects their lifestyle.

To the front of the property, the bright and welcoming living room provides a comfortable retreat for relaxing at the end of the day. Spacious and inviting, it offers a warm atmosphere that makes it easy to picture family evenings spent together.

To the rear, the home opens into a fantastic kitchen and dining space that serves as the true heart of the property. Contemporary in design and flooded with natural light, this sociable area has been created for modern family life, whether that's enjoying busy weekday breakfasts, hosting friends or gathering together for family meals. Doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living and allowing the space to be fully enjoyed throughout the warmer months. A convenient ground floor WC further enhances the practicality of the home, particularly when entertaining guests.

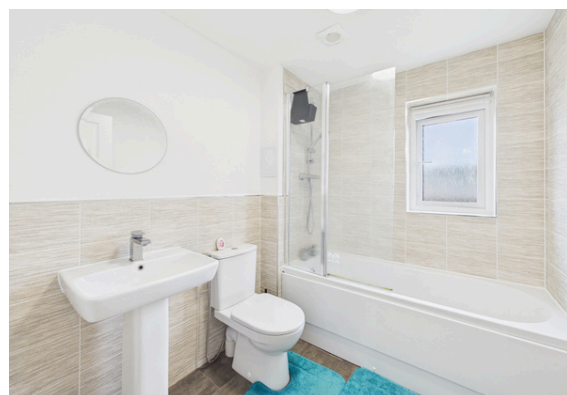
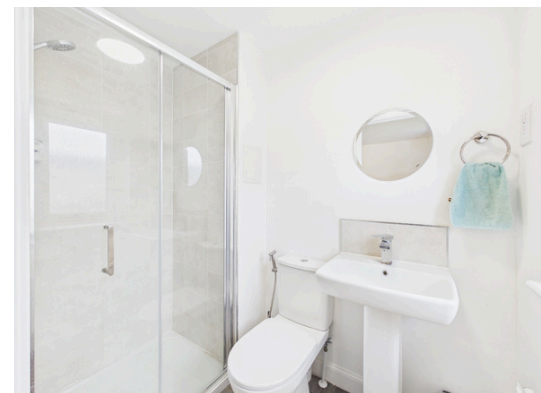
Upstairs, the generous principal bedroom offers a peaceful sanctuary complete with useful storage and a private en-suite shower room. Three further well-proportioned bedrooms provide exceptional flexibility, perfectly suited to growing families, guest accommodation, home working or hobby spaces. A contemporary family bathroom with shower over bath completes the upper level.

Outside, the private enclosed rear garden offers a wonderful extension of the living space, providing the ideal setting for outdoor dining, children's play and relaxing in the sunshine. A driveway and garage add further convenience, ensuring ample parking and excellent storage, and a EV Charging point adds to the convenience of the home, future proofing the property for years to come.

Bright, stylish and thoughtfully designed, this is a home that effortlessly adapts to modern family life. Offering versatile accommodation and a welcoming atmosphere throughout, it presents a fantastic opportunity to create a personal haven that can be enjoyed for years to come.

### Key Features

- Modern four-bedroom detached family home
- Bright and spacious accommodation throughout
- Stylish open-plan kitchen and dining space
- Excellent indoor-outdoor flow
- Doors opening onto the private rear garden
- Principal bedroom with en-suite shower room
- Three further versatile bedrooms
- Family bathroom with shower over bath
- Convenient ground floor WC
- Private enclosed rear garden
- Driveway, garage and EV Charging Point
- Ideal for growing families
- Move-in-ready with scope to personalise



## LOCATION

O'Donnell Street enjoys a convenient position within the popular Gilmerton area of Edinburgh, a well-established residential location that continues to appeal to families, first-time buyers and professionals alike. The area benefits from a wide range of local amenities, including supermarkets, cafés, schooling and everyday conveniences, all within easy reach.

Excellent transport links provide swift access to Edinburgh City Centre, while the nearby City Bypass offers convenient connections to the A1, M8, M9 and Edinburgh Airport. The Royal Infirmary of Edinburgh and Edinburgh University's King's Buildings campus are also located nearby, making the area particularly attractive to healthcare professionals and academics. Combining excellent amenities, strong transport connections and a welcoming community atmosphere, Gilmerton remains a highly desirable location for a wide range of buyers.

