



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**4 Combe Road**

Gilmerton, Edinburgh, EH17 8YZ

# 4 Combe Road

Forming part of a sought-after contemporary development in popular Gilmerton, this generous detached house offers a spacious living room, a dining kitchen, three bedrooms, an en-suite shower room, family bathroom and a separate WC, plus a good-sized garden and a private driveway. The home is beautifully presented with understated, yet stylish modern interiors, representing an ideal home in a true move-in condition.

You are welcomed into the home by an inviting hall with built-in storage and a WC, immediately setting the tone for the interiors to follow with crisp-white décor and wood-styled flooring. On your left, you step into the living room, where the immaculate presentation continues with the same décor and a warm oak-styled floor. This reception room further benefits from a southeast-facing window capturing natural light throughout the day. The kitchen is set to the rear of the property and enjoys French doors opening onto the garden, extending the space outdoors and perfect for alfresco dining and barbecuing during the warmer months. The kitchen is well-appointed with a wide range of contemporary wall and base cabinets, spacious worktops, and a full complement of integrated appliances comprising a double oven, a five-burner gas hob (with a splashback panel), an extractor hood, a fridge/freezer, a dishwasher and a washer/dryer. Plenty of space is provided for a seated dining area, perfect for family meals and entertaining with guests.

## Property Summary

- Detached house in Gilmerton
- Immaculate, contemporary interiors
- Welcoming hall with storage and WC
- Elegant, southeast-facing living room
- Stylish, modern dining kitchen with garden access
- Three comfortable bedrooms
- One en-suite shower room
- Separate family bathroom with shower-over-bath
- Partly floored loft for storage with Ramsay ladder
- Good-sized rear garden
- Private driveway for off-street parking
- Gas central heating, double glazing and solar panels
- EPC Rating - B | Council Tax Band - F

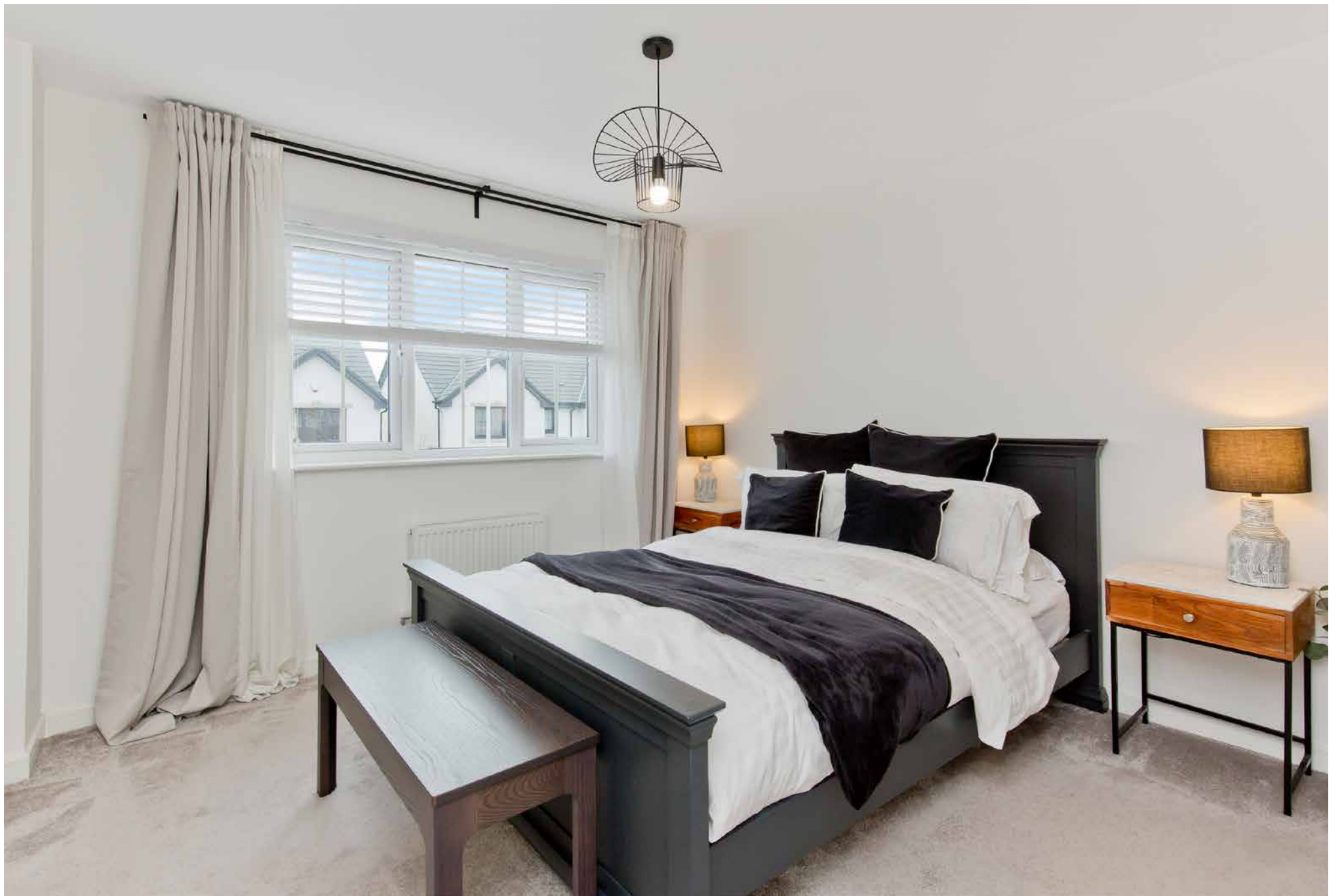






Stylish, modern dining  
kitchen with garden access,  
three comfortable  
bedrooms and a  
separate family bathroom







On the first floor, a landing (with storage) leads to the property's three bedrooms and a bathroom. The bedrooms all continue the immaculate presentation of the preceding accommodation and are carpeted for optimum comfort underfoot. The principal bedroom is supplemented by an ensuite shower room, whilst one of the remaining bedrooms is currently being utilised as a home office, ideal for those requiring a quiet space to work or study from home. Finally, the tastefully tiled bathroom comprises a bath with an overhead shower and a glazed screen, a basin set into vanity storage and a WC. Gas central heating, double glazing, and solar panels ensure a warm and economically run home all year round.

Externally, the home is complemented by a spacious, securely fenced rear garden featuring a well-maintained lawn and a large patio for outdoor seating. A side driveway offers private off-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances (double oven, five-burner gas hob, fridge/freezer, dishwasher, and washing machine) will be included in the sale. Two bedroom wardrobes are available by negotiation.



## 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.

Let us help you find your next  
**dream property!**



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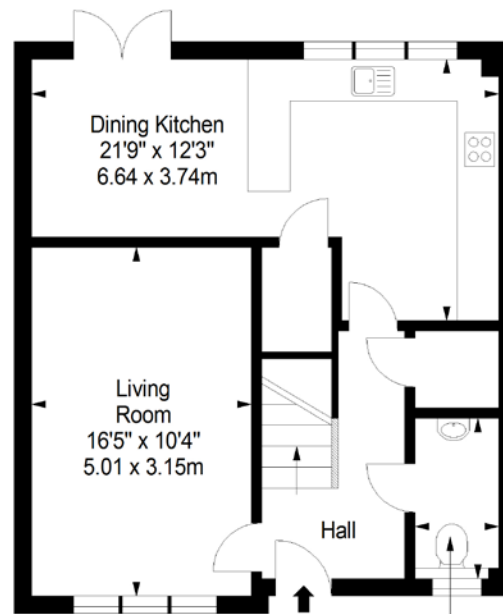
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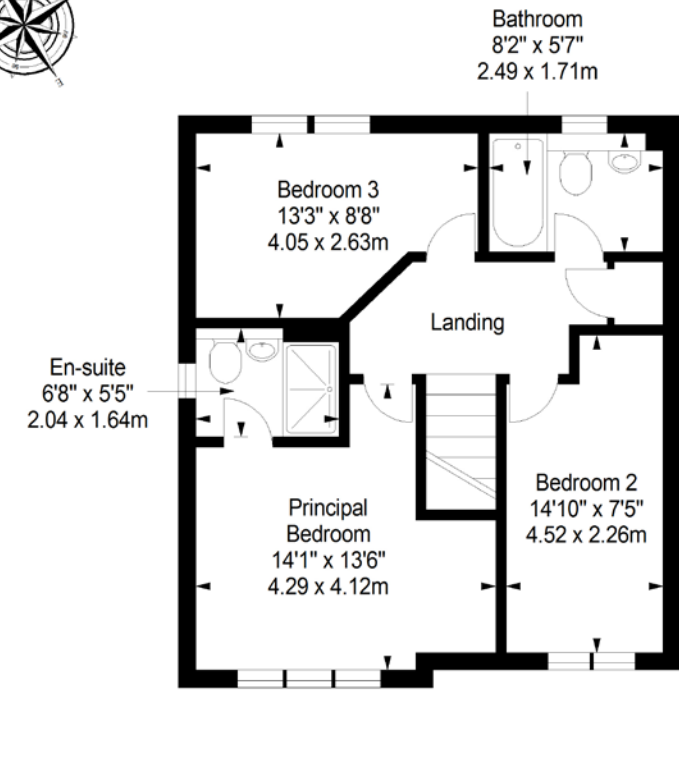
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 50.6 sq. metres (544.7 sq. feet)



**First Floor**  
Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 101.2 sq. metres (1089.4 sq. feet)