Blair Cadell
solicitors + estate agents

8 Fordell Road
Edinburgh EH17 8XZ

Offers Over £370,000

- South facing living/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Four double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and shower over the bath
- Gas central heating and double glazing throughout
- W.C
- South facing private back garden
- Off-street parking for two cars and internal garage

Council Tax Band: G
Tenure: Freehold
Annual Service Charge: £280

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Detached

Blair Cadell is delighted to present this beautifully maintained detached family home, situated in the highly sought-after residential area of Gilmerton. Offering four generous bedrooms, spacious living accommodation, and excellent outdoor space, this impressive property is perfectly suited to modern family living. Early viewing is highly recommended.

The accommodation comprises a bright and spacious south-facing living and dining room, creating a welcoming space for both everyday family life and entertaining guests. French doors provide direct access to the rear garden, allowing natural light to flood the room. The contemporary kitchen/diner is fitted with a stylish range of wall and base units, complemented by an induction hob, electric oven, and integrated appliances, offering both practicality and modern appeal. Upstairs, there are four well-proportioned bedrooms, including an impressive master bedroom featuring built-in wardrobes and a modern en-suite shower room with a mains-powered walk-in shower and sleek two-piece suite. A contemporary family bathroom, fitted with a stylish three-piece suite. Further accommodation includes a generously sized ground-floor WC and access to a fully floored attic via a Ramsay ladder, providing excellent additional storage.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round.

Externally, the home boasts a spacious south-facing rear garden, ideal for outdoor entertaining, family enjoyment, or keen gardeners. A private driveway provides off-street parking for two vehicles, while the integrated garage offers additional parking, storage, and built-in shelving for added convenience.

Please note:white goods available by separate negotiation

Factor details; Ross Liddle maintain the communal spaces with a quarterly charge of £70

Gilmerton is a well-connected and popular residential area, located just south of Edinburgh's city centre. The neighbourhood offers a variety of local shops and amenities within walking distance, along with excellent bus services to the city centre and other parts of Edinburgh. For larger shopping needs and entertainment options, the Straiton and Fort Kinnaird retail parks are only a short drive away, featuring cinemas, restaurants, and major retail outlets. Families will appreciate the range of schools from nursery to senior level in the area, while professionals benefit from the easy commute to Edinburgh Royal Infirmary, the Medical School, the new Sick Kids Hospital, and Edinburgh University's King's Buildings. Leisure opportunities abound, with Gracemount Leisure Centre offering a broad range of activities, nearby golf courses, and the Pentland Hills Regional Park and Hillend Winter Sports Centre just a little further afield and Burdiehouse nature reserve on doorstep. Additionally, the city bypass provides swift access to the west and east sides of Edinburgh, as well as key routes like the Queensferry Crossing and Edinburgh International Airport

Viewing by appointment on 0131 337 1800






The Snail and the Whale
Whale and Friend
Paddington
PEAR PLUM
Skye the Puf
Little Penguin
Katie


Angus

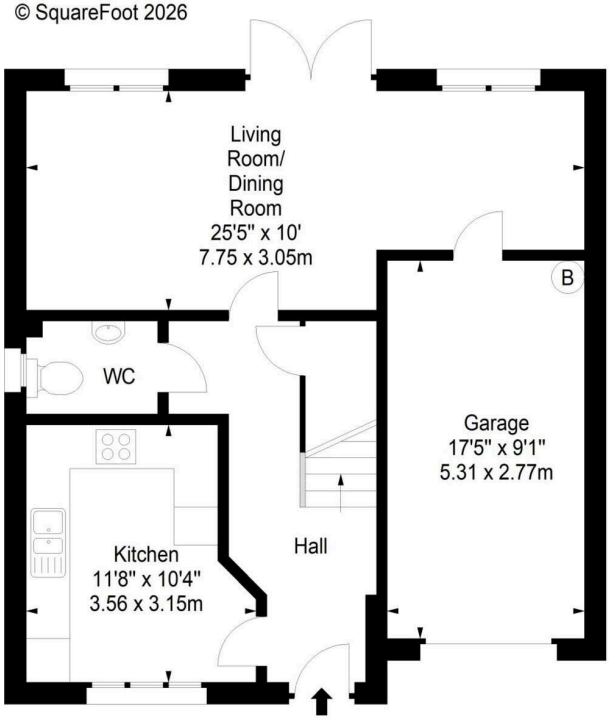




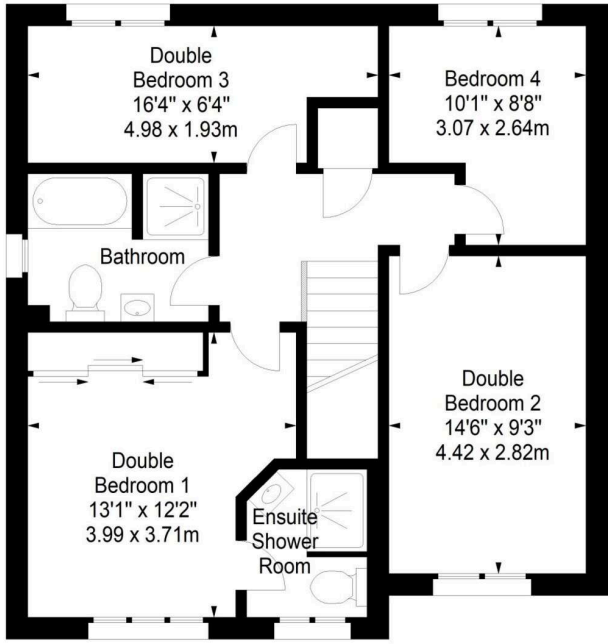
Fordell Road,
Edinburgh,
Midlothian, EH17 8XZ

SquareFoot

Approx. Gross Internal Area
1172 Sq Ft - 108.88 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor





Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

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