

**17 O'Donnel Road
Edinburgh EH17 8ZN**

Offers Over £325,000

- Large living room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances and French doors to garden
- Four double bedrooms with master featuring en-suite and built in wardrobes
- Family bathroom fitted with three-piece suite
- Utility room
- Private gardens to front and rear
- Integrated garage and off-street parking

Council Tax Band: F

Tenure: Freehold

Shared Ownership: No



Detached

Blair Cadell is delighted to present this beautifully presented detached home in the highly sought-after area of Gilmerton. With four spacious double bedrooms and generous living areas, this property is the perfect family home, and early viewing is highly recommended.

The accommodation comprises a bright and spacious living room, ideal for relaxing with family and friends. The modern kitchen/diner is fitted with a stylish range of floor and wall-mounted units, a gas hob, an electric oven, and integrated appliances. French doors open out to the garden, creating a seamless indoor-outdoor space perfect for entertaining. The four well-proportioned double bedrooms include a master suite with built-in wardrobes and an en-suite featuring a mains-powered walk-in shower and a sleek two-piece suite. A contemporary family bathroom, complete with a three-piece suite and a large storage cupboard, adds to the home's practicality. Additional features include a utility room offering extra storage and access to a W.C., with white goods available by separate negotiation. The property benefits from gas central heating and double glazing throughout. Externally, the home boasts a spacious paved garden with raised beds, fruit trees, and a greenhouse—an ideal haven for gardening enthusiasts. Off-street parking for two cars and an integrated garage provide excellent convenience.

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

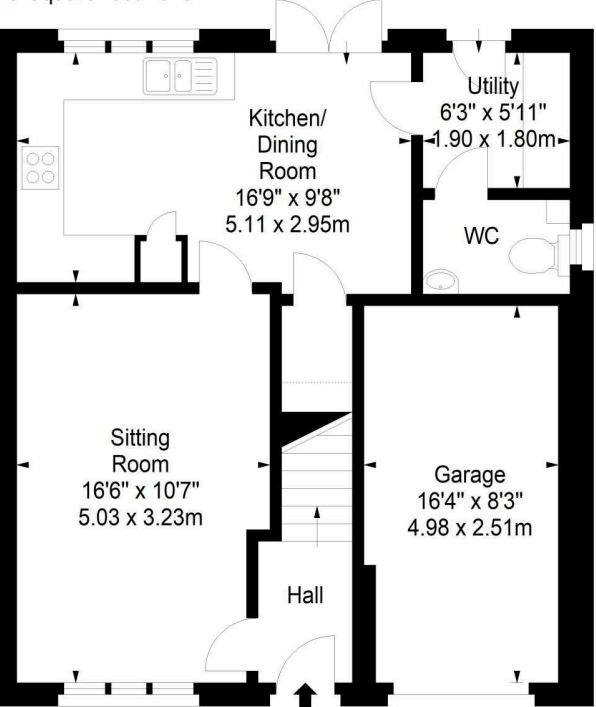




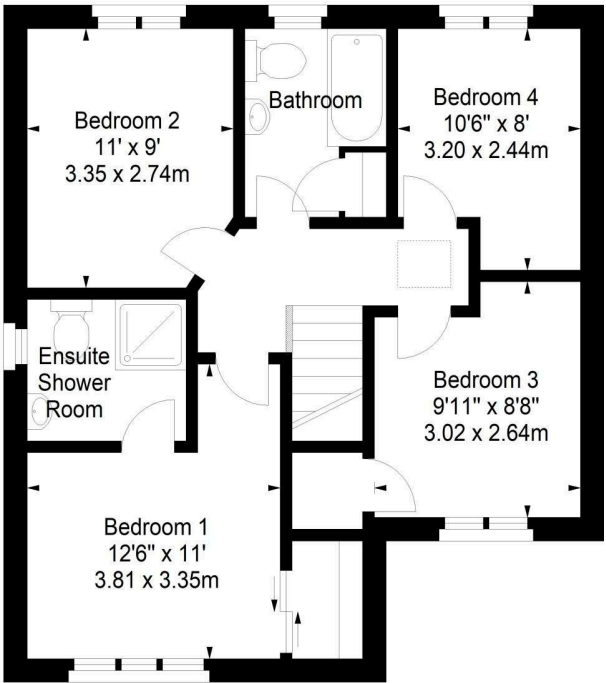
O'Donnel Road,
Edinburgh,
Midlothian, EH17 8ZN



Approx. Gross Internal Area
1049 Sq Ft - 97.45 Sq M
Garage
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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