



FOR SALE
17 KIRKILL DRIVE, EDINBURGH, EH16 5DH

Spacious **DETACHED VILLA**, situated in a much sought after residential area and convenient for City Centre, the City Bypass, Royal Infirmary and a variety of local shops and amenities. The property requires upgrading and may appeal to a property developer to invest in a building project. The property comprises a generous lounge, kitchen, bathroom, two bedrooms and porch, on ground floor, and two double bedrooms in attic conversion on upper level. There is a garden to front and rear of property and a driveway provides ample off road parking. The Energy Efficiency Rating for this property is Band - E

VIEWING : Please contact our property department on 01324 823498

ENTRY : By negotiation

PRICE : **OFFERS OVER £300,000**

Russel+Aitken
solicitors and estate agents







Measurements :

Lounge :
14'1" x 10'5"

Kitchen :
10'7" x 5'8"

Bedroom one :
12'9" x 10'5"

Bedroom two :
10'5" x 8'11"

Bedroom three :
13'3" x 10'6"

Bedroom four :
13'3" x 9'10"

Bathroom :
5'9" x 5'8"

The Home Report is available on request from our property department.

Home Report Valuation
£315,000

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