



4/50 Gillsland Road, Merchiston, Edinburgh, EH10 5BW

Well-presented one bedroom second floor retirement flat with lift and residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

4/50 Gillsland Road is a well-presented one bedroom second floor flat with private residents parking and lift to all floors. Forming part of a highly regarded retirement development in the desirable Merchiston area, the location is superb with excellent local amenities within walking distance and is a convenient distance to the city centre & surrounding areas.

Entrance hall with large storage cupboard; bright living room / dining room with box bay window; fitted kitchen with wall and base units and appliances; good-sized double bedroom with built in wardrobe; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall with large storage cupboard. Living room / dining room. Kitchen. Double bedroom. Shower room.

Electric heating. Double glazing. Beautiful, well-maintained communal gardens with an active residents gardening group. Unallocated residents parking with visitor spaces. Lift to all floors. The development is factored by Charles White and there is an approx. monthly payment of £135 (including common buildings insurance). 24-hour careline and pull cord system with Bield Response 24. The minimum age limit for residents is 60 years of age and will require to meet with the purchaser to carry out a suitability assessment before the conclusion of missives.

LOCATION

Merchiston is a prime residential area situated approximately 1 ½ miles to the south of the City Centre and is surrounded by the exclusive areas of Bruntsfield, Marchmont and Morningside. Local shops cater for everyday needs with a large choice of supermarkets all within close proximity. For recreational activities, Merchiston Tennis & Bowling Club is within walking distance, with Harrison Park and the Union Canal very nearby. The green open spaces of the Bruntsfield Links & the Meadows, Craiglockhart Sports Centre, Craiglockhart Hill, Blackford Hill and Hermitage of Braid are a short drive or bus journey away, as well as Fountain Park Leisure complex with Nuffield Health Club, bowling alley, multiplex cinema, bars, and restaurants. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category C

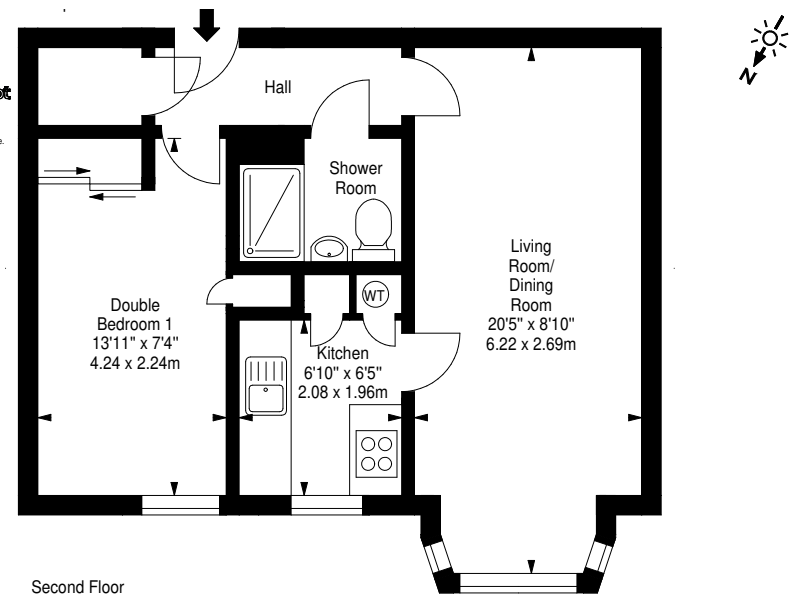
Tenure Freehold



Flat 50,
4 Gillsland Road,
Edinburgh,
Midlothian, EH10 5BW

SquareFoot

Approx. Gross Internal Area
418 Sq Ft - 38.83 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.