



**3/2 O'DONNELL ROAD, GILMERTON**  
EDINBURGH, EH17 8ZN



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This attractive two-bedroom flat is situated within a modern development that offers its residents access to on-site parking and neatly maintained garden grounds. It is quietly situated on the boundaries of Edinburgh, within an area connected to the city centre by local bus links and within easy reach of the bypass for travel further afield. The flat is conveniently located on the ground floor and tastefully presented in a subtle colour palette. It will appeal to a range of buyers, including professionals, young families, downsizers, and rental investors.

A secure communal vestibule leads to the flat. Behind the front door is an inviting central hall that boasts storage, along with a practical and stylish oak-inspired floor that flows seamlessly throughout the interior. From the hall, you step into the spacious reception room flooded with sunlight from dual-aspect windows. This light-filled space accommodates various furniture arrangements, catering to both relaxation and dining. Next door is the bright kitchen appointed with light grey units, a timber-style worktop, and chic metro tiling. The kitchen is integrated with an oven and a gas hob, accompanied by a statement hood. There is also space for an upright fridge freezer and an under-counter washing machine.

## FEATURES

- Peaceful modern development
- Ground-floor flat with attractive décor
- Communal vestibule with secure entry system
- Airy entrance hall with storage
- Sunny dual-aspect living/dining room
- Bright, tastefully appointed kitchen
- Two double bedrooms with fitted storage
- Shower room in the principal suite
- Three-piece bathroom
- Garden grounds for all residents to enjoy
- Unrestricted on-site parking
- Gas central heating and double-glazing





Two comfortable double bedrooms, both of which are fitted with mirrored wardrobes, are also found within the home. The principal bedroom further benefits from a bright en-suite shower room, while a three-piece bathroom completes the accommodation on offer. The property is kept warm and efficient via gas central heating and full double glazing.

Externally, the maintained development has been landscaped with neat areas of lawn. There is also the convenience of ample, unrestricted parking on site.

Extras: The sale includes all fitted floor and window coverings, the light fittings in the kitchen and bathrooms, and the kitchen's integrated appliances. The fridge-freezer is available by separate negotiation. Factor: The factor is managed by Ross and Liddell – the last annual cost for this was £196.







## Gilmerton

Gilmerton is a popular city suburb that is located approximately 4 miles from the city centre. It has easy access to the A720 Edinburgh City Bypass, which connects 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. Pleasant walks can also 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 several university buildings are 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.





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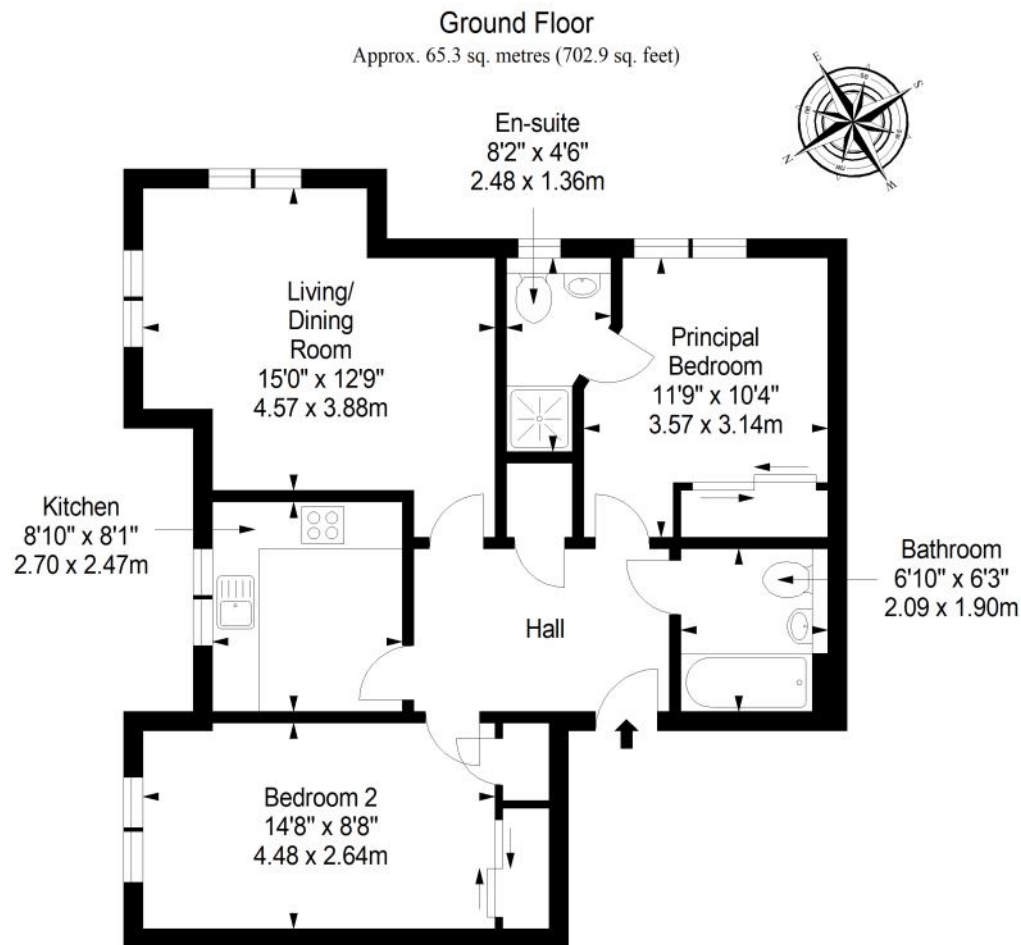


#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 65.3 sq. metres (702.9 sq. feet)