



Offers Over

£365,000

129/1 Gilmore Place

Bruntsfield | Edinburgh | EH3 9PP

This spacious and bright first floor flat is part of an elegant period building, ideally situated in Edinburgh's sought-after Bruntsfield area, near the picturesque Union Canal. Perfect for professional couples, young families or buy-to-let investors, this well-maintained property features versatile living spaces, a prime location near the city centre, and convenient access to excellent green spaces.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – D



Description

The property is accessed via secure entry and a well maintained communal hallway and briefly comprises: welcoming entrance hallway with useful storage, well-proportioned bay fronted reception room with coving to ceiling and original wooden flooring, modern internal kitchen fitted with a good assortment of base and wall mounted units with integrated appliances, spacious principal bedroom with a pleasant leafy outlook, two further good sized double bedrooms, and contemporary bathroom with three piece white suite with shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge, integrated freezer and integrated washing machine.

Gardens & Parking

To the rear of the building there is a well-kept lawned garden, with drying facilities, mature trees and bushes. On-street permit parking is available within close proximity.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

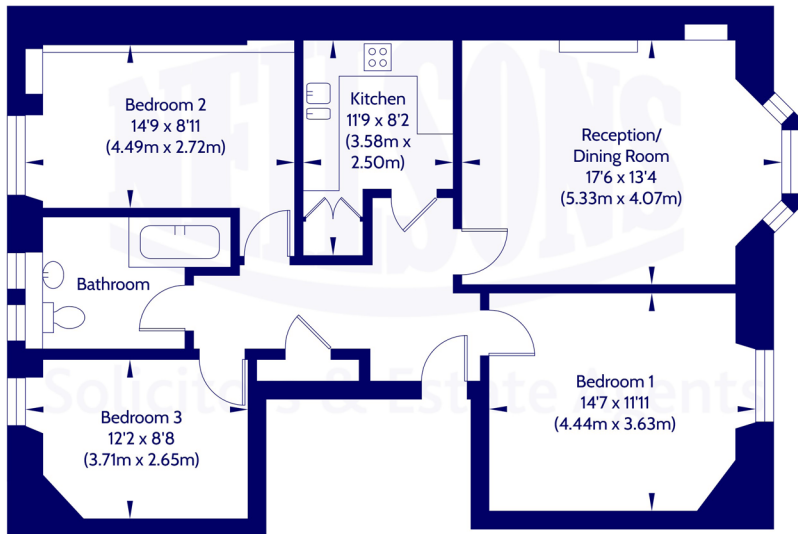
Bruntsfield is an extremely vibrant and cosmopolitan area of the city, offering an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside, Tollcross and Fountainbridge. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 89 Sq M / 956 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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