



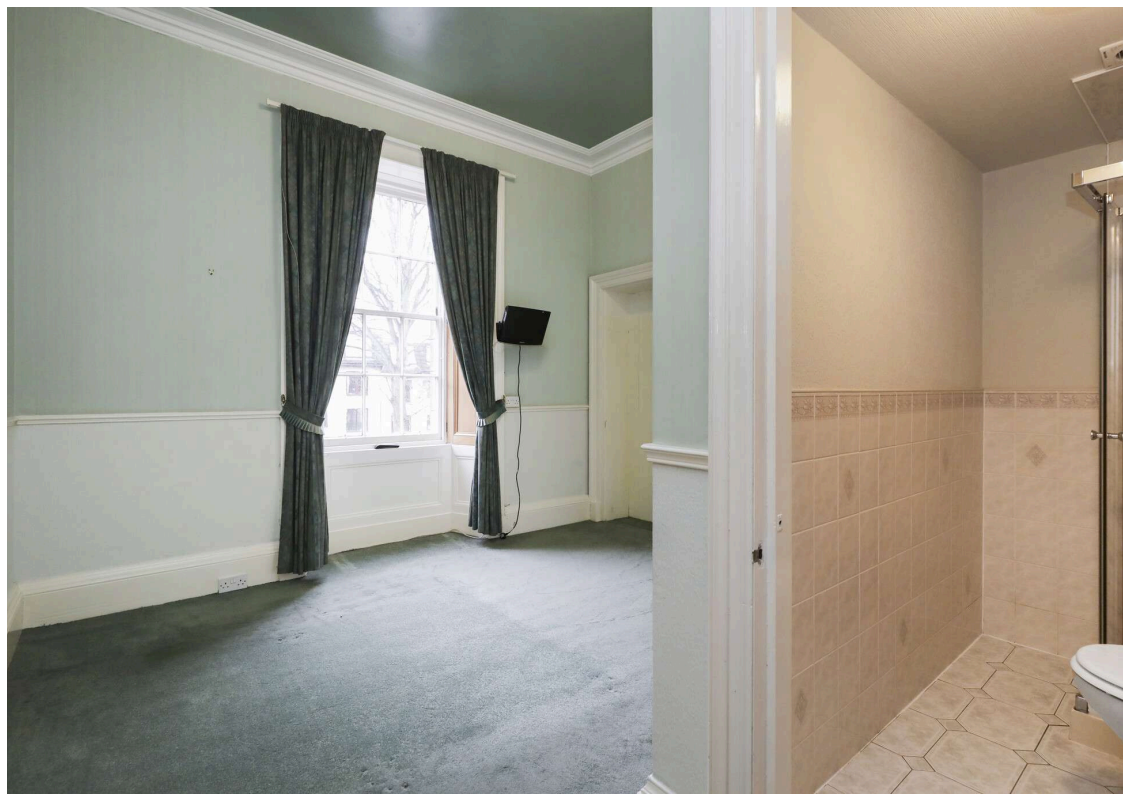


Welcome

Welcome to Gimore Place, this substantial “B” listed terraced town house offers well-proportioned and flexible accommodation arranged over three floors with an extension to the rear. The property comprises of nine bedrooms with two reception rooms in the current layout, private gardens are to the front and to the rear with a cellar area. This delightful property is Ideally located in the sought-after Bruntsfield area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Given how rarely available this type of property is, we would recommend an early viewing

- Grand entrance vestibule.
- Welcoming hallway.
- Front facing living room.
- Kitchen and dining room to the rear.
- Ground floor - two double bedrooms, one with en-suite and direct access to the garden.
- Shower room located on the ground floor.
- First floor - shower room, four double bedrooms, two with en-suite.
- Top floor - Shower room, boiler room, three double bedrooms, two with en-suite.
- Gas central heating.
- Sash and case windows.
- Cellar area.
- Private gardens to the front and rear.







Bruntsfield

The highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with 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 banking and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Bruntsfield Links and the Meadows are also within easy reach. 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. The City By-Pass and main motorway networks are also close by.

Extras

The white goods, curtains, blinds and fitted floor coverings are included.





Get in touch

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 0131 240 3818

Property Hub:

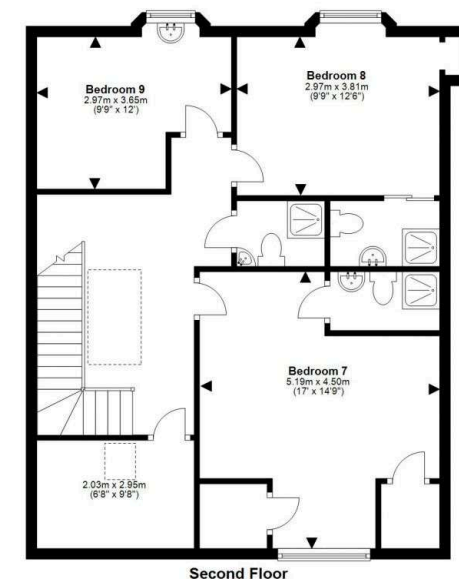
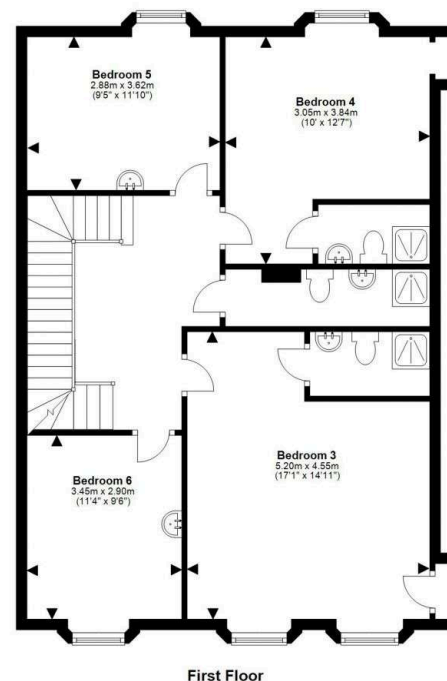
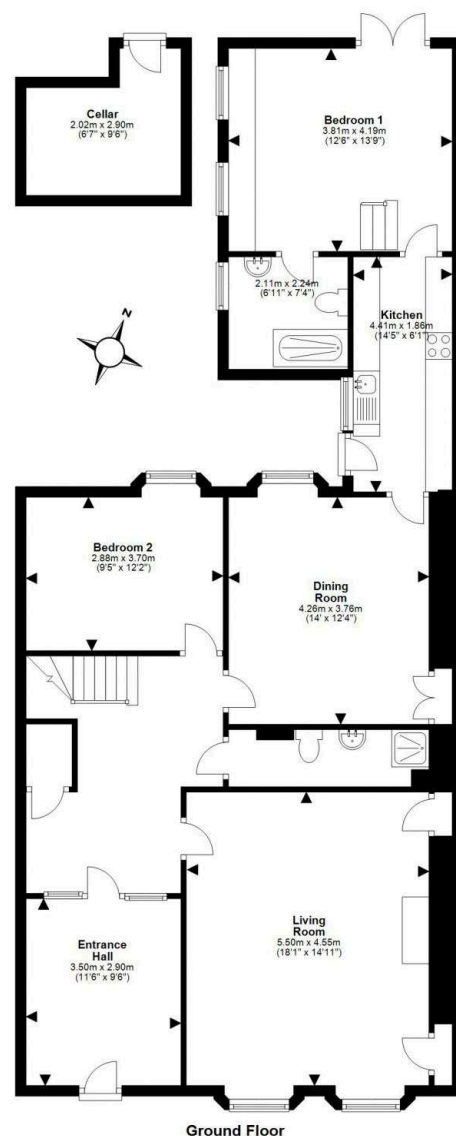
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.