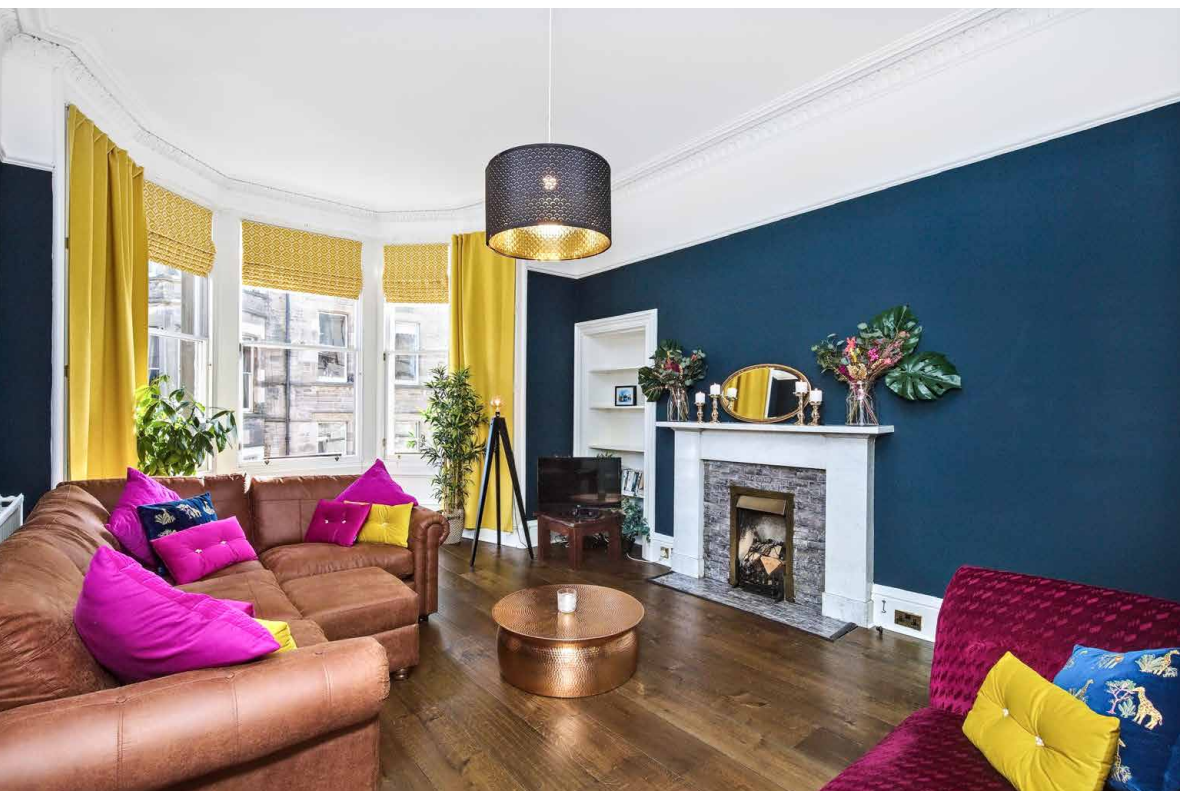




4/1f1 Upper Gilmore Place

Bruntsfield, Edinburgh, EH3 9NP


northwood



Enjoying a sought-after city centre address, this spacious two-bedroom flat lies within the Marchmont, Meadows, and Bruntsfield conservation area, much-loved for its open green spaces, top schools, and cosmopolitan attractions. The exceptionally stylish tenement home lies on the first floor, characterised by tall ceilings, large sash windows, beautiful period detailing, and a dramatic decorative backdrop. The layout could be altered to incorporate a third bedroom, subject to consents. There is superb internal storage, including a box room, along with access to a shared garden and on-street parking.

The flat is accessed via secure communal stairs. Once inside, the entrance hall instantly impresses with an elegant cornice, striking monochrome décor, and engineered hardwood flooring, which flows seamlessly through most of the home. The distinctive décor continues into the living room, filled with afternoon sun through a southwest-facing bay window. Charming period features include cornicework, an open Edinburgh Press, and a decorative fireplace. The room also boasts an adjoining box room, ideal as a study nook.

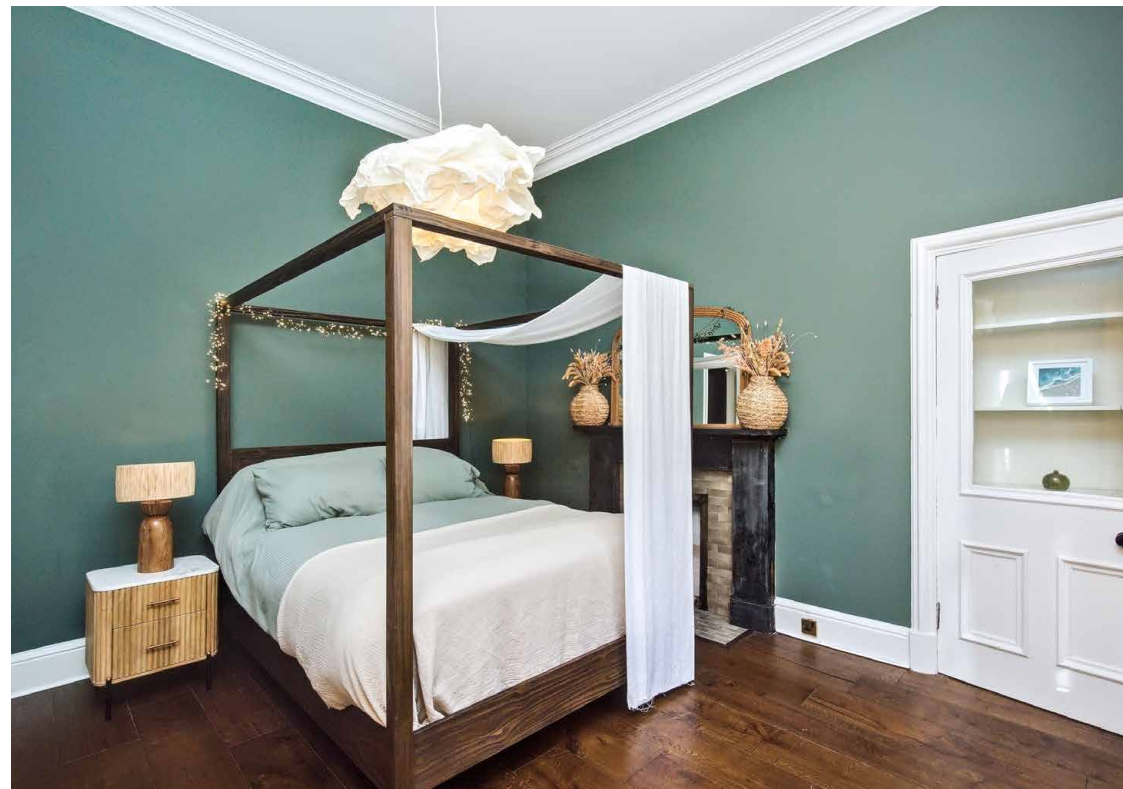
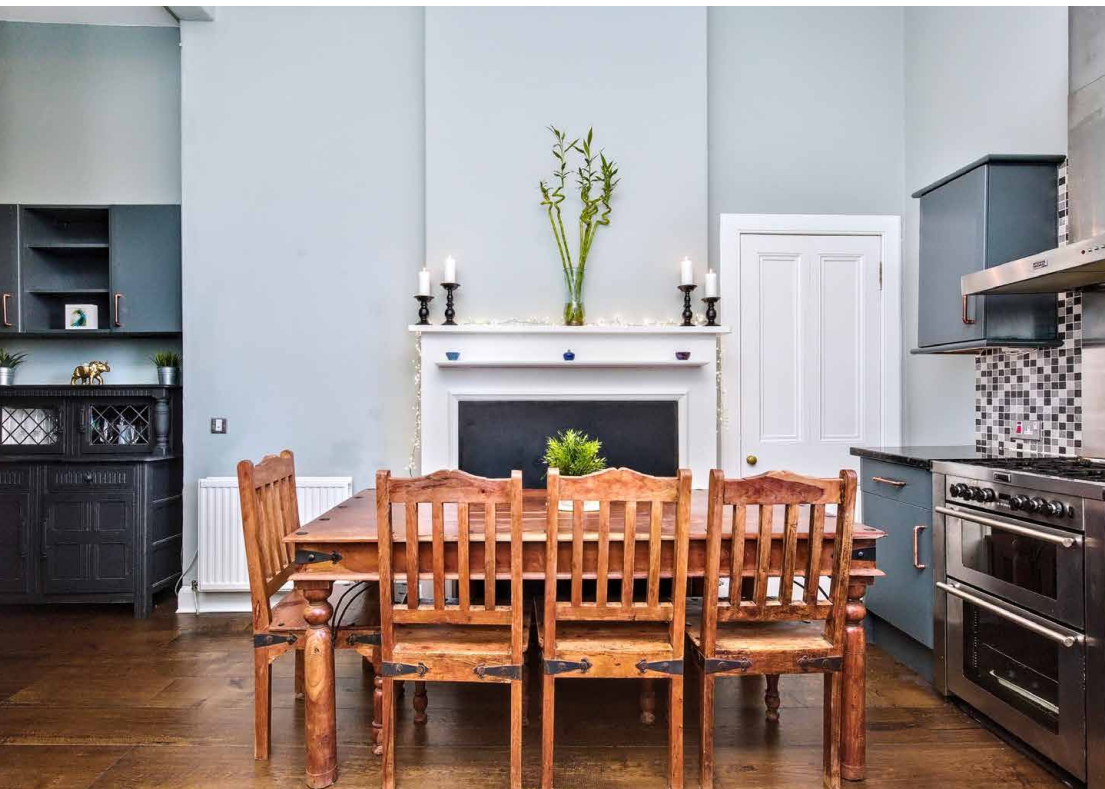
The kitchen is the home's social centrepiece, with a large seated dining area set beside an elegant fireplace. Tastefully designed in soft greys, with an eye-catching mosaic splashback, the contemporary kitchen provides ample storage and workspace, alongside two pantry cupboards and a clothes pulley. A range of freestanding appliances includes a gas cooker with stainless steel splashback and feature hood, a fridge-freezer, and a dishwasher, with space for a washing machine.

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- Highly coveted city address, close to the Meadows
 - Beautiful interiors, enjoying period charm
 - Scope for a third bedroom, subject to consents
 - Spacious first-floor tenement flat
 - Communal stairs and secure entry system
 - Impressive entrance hall with storage
 - Sunny, bay-fronted living room with box room/study
 - Bright, well-appointed dining kitchen
 - Two generous double bedrooms (one rear-facing, one with storage)
 - Bathroom with rainfall shower-over-bath
 - Shared rear garden
 - Controlled on-street parking (Zone 8)
 - Gas central heating
 - EPC Rating - C

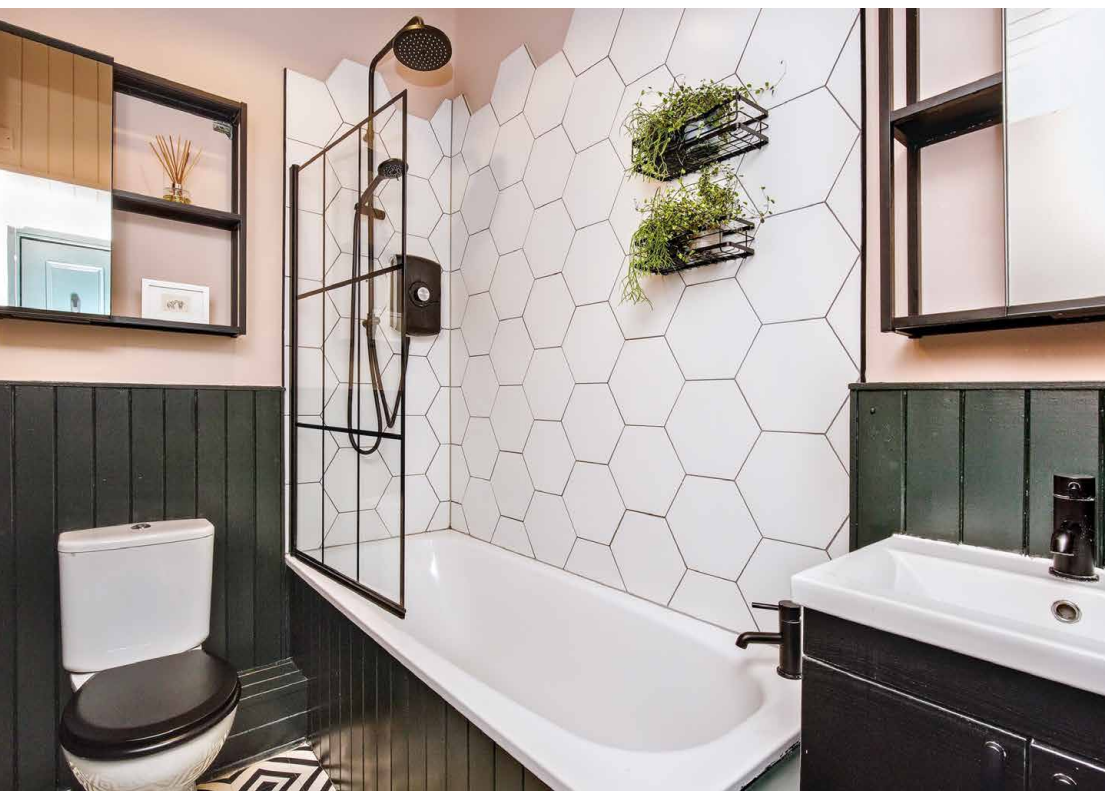




“The kitchen is the home’s social centrepiece, with a large seated dining area set beside an elegant fireplace.”







The two generous double bedrooms are decorated in sophisticated tones, complemented by classic cornices and feature fire surrounds. One enjoys a rear-facing position, while the other boasts built-in storage. Finally, the bathroom is presented in bold monochrome, with a WC, vanity unit, and a bath with overhead rainfall shower, all framed by wainscoting, honeycomb tiling, and a patterned floor. Heating is via a gas central heating system.

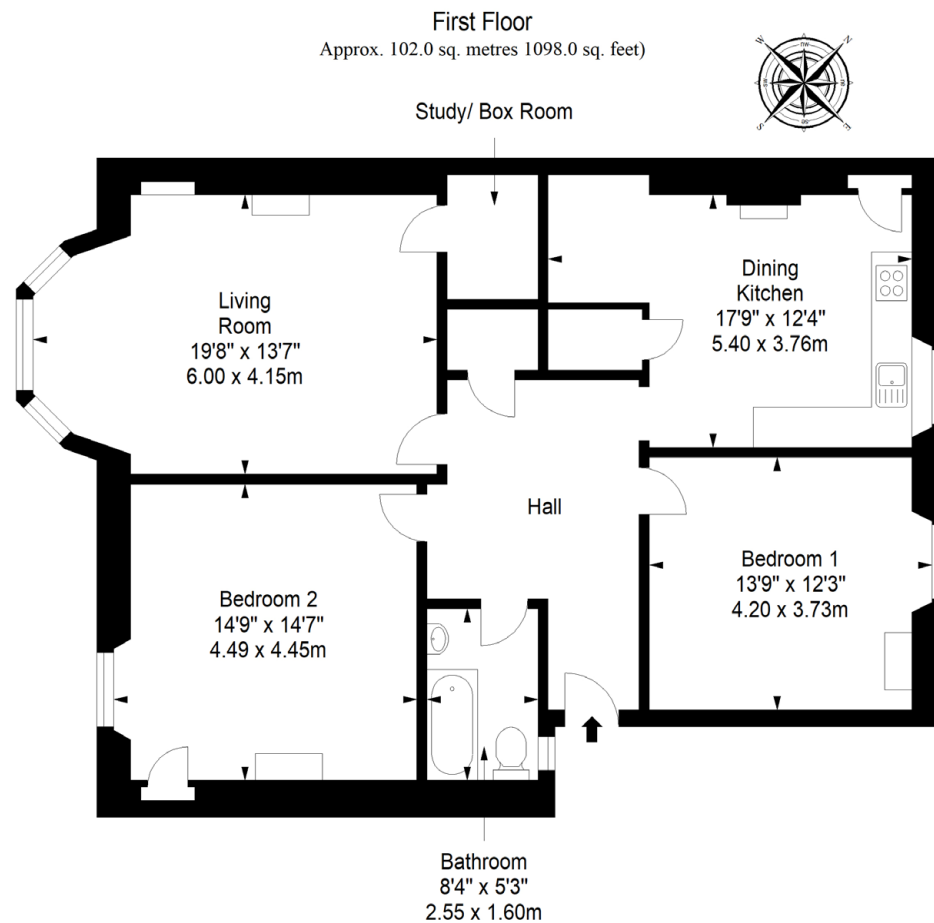
Externally, residents share a paved rear garden with leafy surroundings, and on-street parking is regulated under Zone 8.

Extras: The sale includes all fitted floor and window coverings, light fittings, and freestanding appliances (excluding the washing machine).



Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quatermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

Floorplan



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)



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