



Beautifully presented Two-bedroom, main door flat



Beautifully presented, two-bedroom, main door, upper flat situated on a quiet street in the popular Gilmerton area of Edinburgh, close to an excellent selection of shops, local amenities and transport links. This property has been very tastefully decorated throughout, with lovely period features and generously proportioned rooms. The accommodation consists of a spacious hallway, with attic storage, a particularly attractive dining lounge, with cornicing, three windows with under window book shelving, and shutters. The kitchen has been nicely designed with modern grey units, appliances, granite worktops, attractive tiling and a lovely outlook to Arthurs Seat and The Firth of Forth. There is a large master bedroom, with cornicing, a fitted wardrobe, an Edinburgh Press and an under-window bookcase. The second double bedroom has an Edinburgh Press, an under-window bookcase and shutters. There is a smart family shower room, with a shower cabinet, nice tiling and a vanity unit. There is an outside store and a shared drying area.



Key Features

- Private entrance stair and hallway
- Dining lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- External store
- Shared drying area
- On-street parking



Gilmerton

The popular district of Gilmerton is ideally placed for access to Edinburgh Royal Infirmary at Little France and many of the University Buildings including Kings Buildings at West Mains Road. There are many local shops, stores and takeaways close at hand in Gilmerton, also a Community Centre, Library and a Morrisons Supermarket on Gilmerton Road. The house is also well located for Straiton Retail Park which includes an M & S Food Hall, Boots, Argos, Next, Asda, Sainsbury Supermarket, Costco and Ikea. Other amenities in the area include Drum Park, Liberton Golf course, Fernieside Recreation Ground and playpark and walks along Ellen's Glen and Hyvot Bank Valley Park. The district is well served from nursery through to secondary schooling. Frequent bus service into the city centre and most other parts of Edinburgh. The area is well placed for access to the City Bypass, to the main routes in and out of the City and motorway networks.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, dishwasher, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

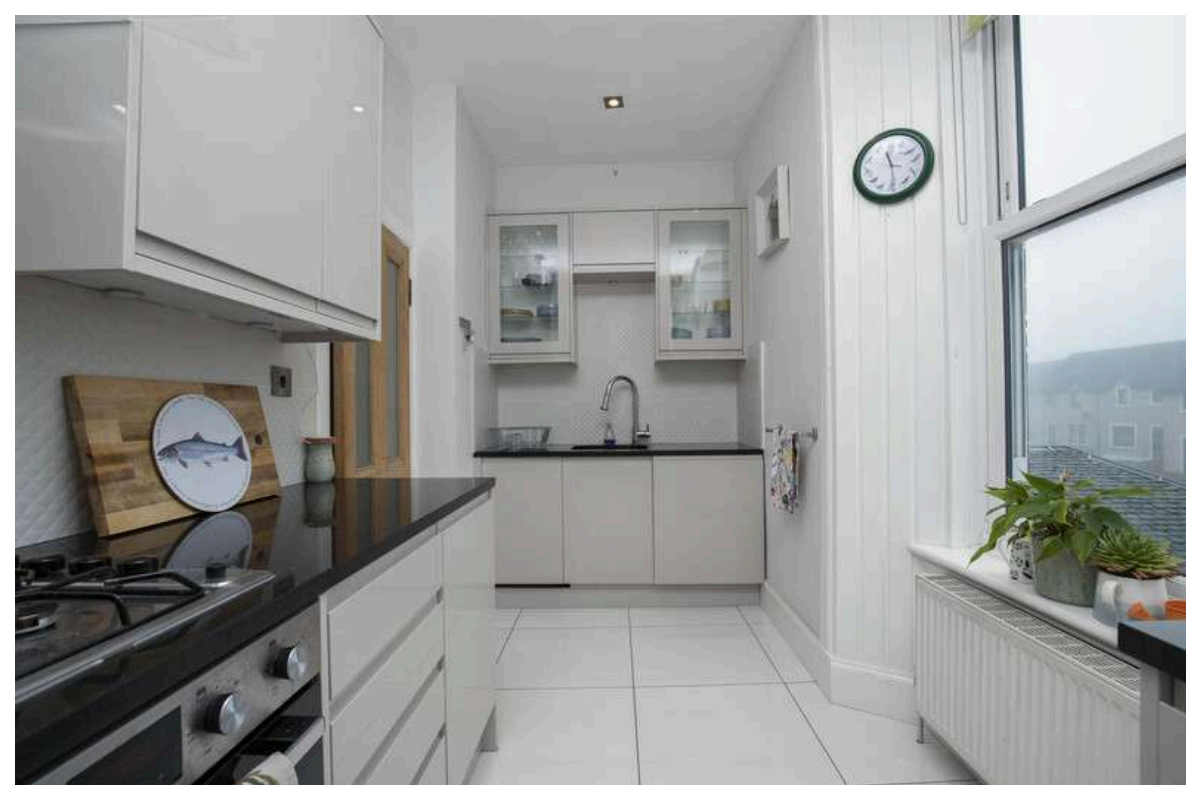
£245,000

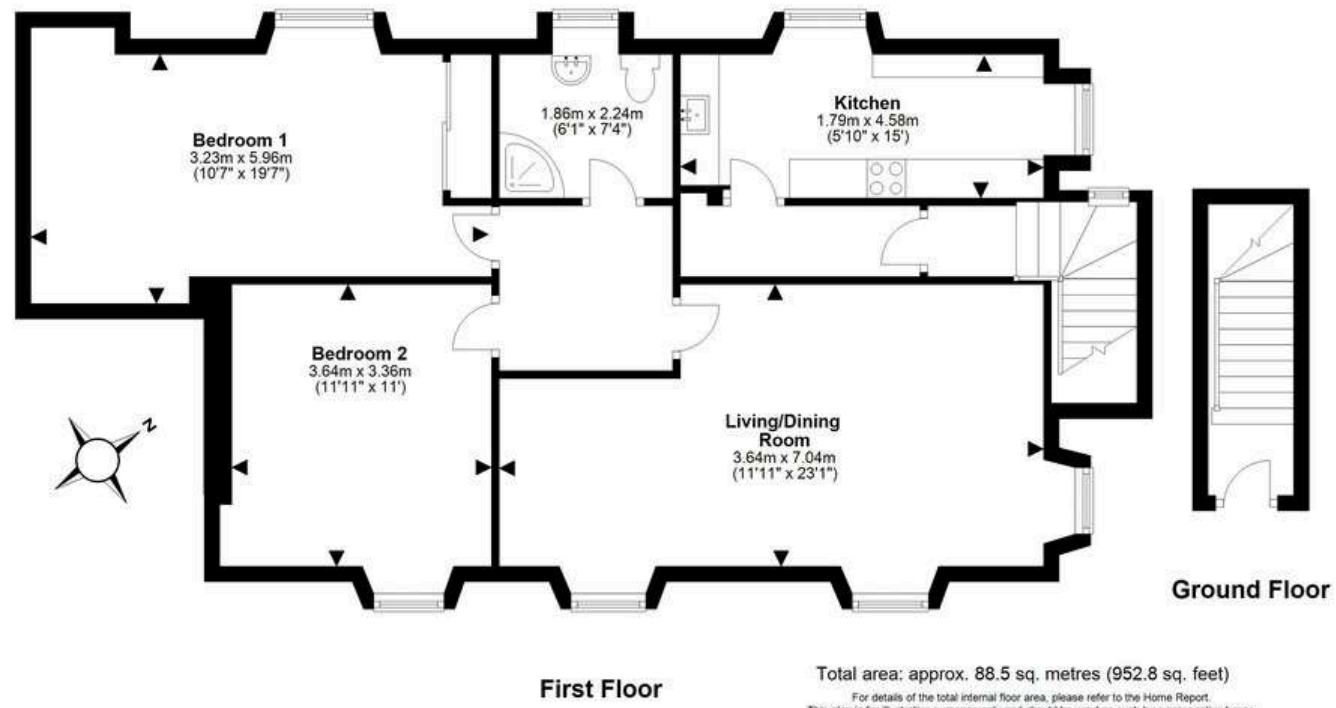
EPC Rating

D

Tenure

Freehold

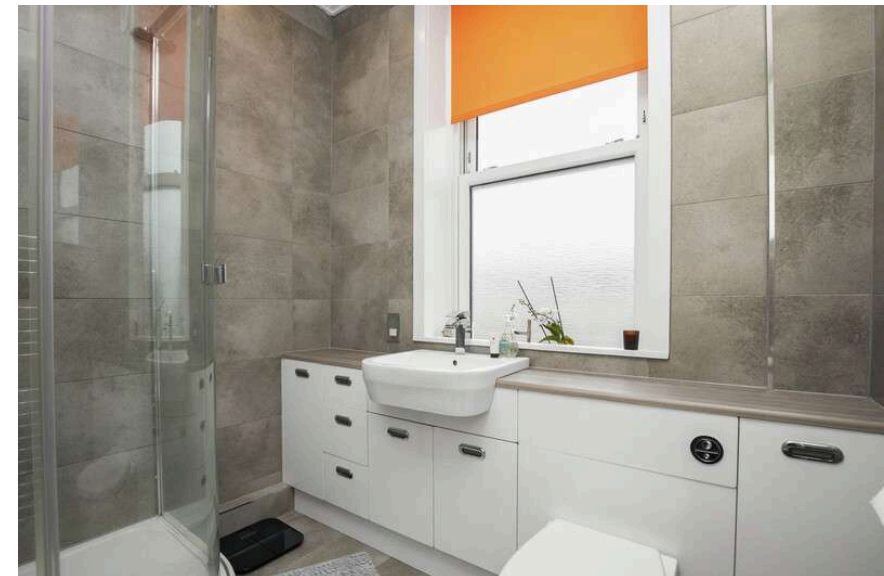




First Floor

Total area: approx. 88.5 sq. metres (952.8 sq. feet)

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.



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