



4/43 Gillsland Road
Merchiston, Edinburgh, EH10 5BW



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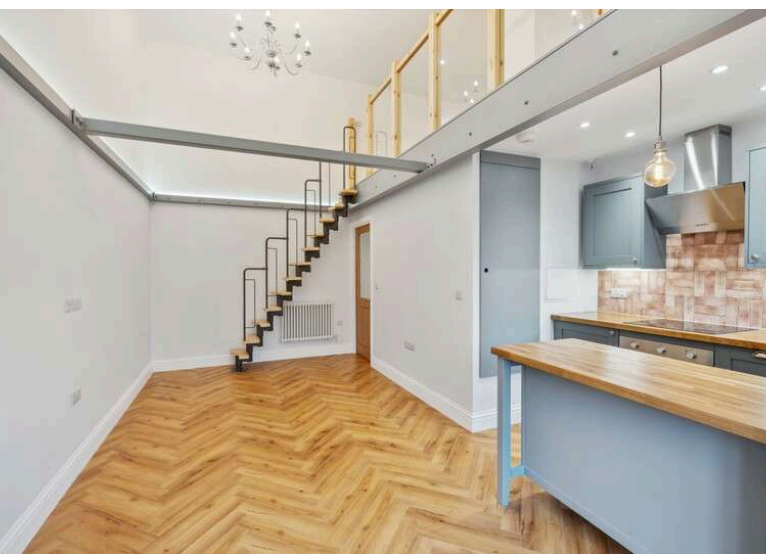


4/43

Gillsland Road

Situated within the Merchiston conservation area, 4/43 Gillsland Road is a light, spacious second floor retirement flat, situated in a prime location within an established retirement complex for 60s and over.

- Welcoming hallway with storage
- Open plan bay windowed living/dining room and modern kitchen
- Versatile mezzanine floor
- Spacious double bedroom
- Stylish shower room
- Electric heating and double glazing
- Residents' communal areas & shared garden
- Private Residents' parking



Fixed Price: £198,500

Home Report: £200,000

EPC Rating: D

Council Tax: C

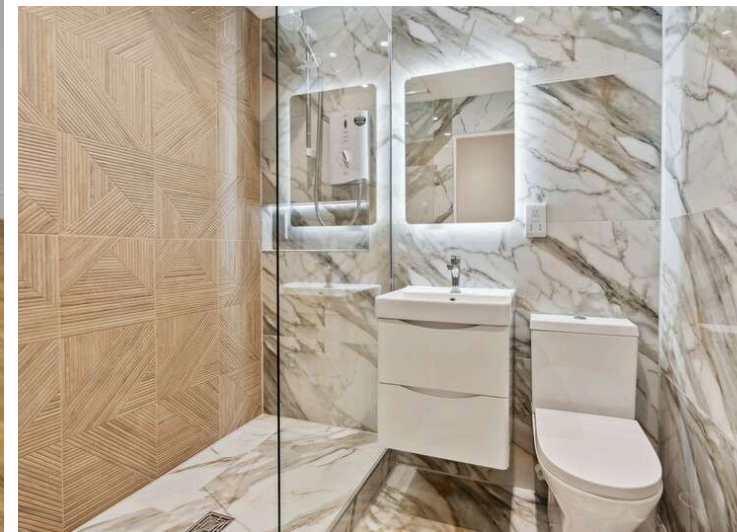
Tenure: Freehold

The flat is accessed via a well-kept, secure shared entrance with both lift and stair access, as well as a residents' communal area. The property has been modernised and extended to form a light filled home with generous and versatile accommodation over two levels.

A welcoming hallway with large storage cupboard leads to a bright bay windowed living/dining room with views over the communal garden grounds. The room is open plan to the kitchen, which has been fitted with modern wall and base cabinets, an oven, hob, cooker hood, dishwasher, and fridge/freezer, along with a built-in pantry. A mezzanine level accessed from the living room offers a versatile space for socialising or as an occasional room for guests, and allows for various furniture configurations. Completing the accommodation is a double bedroom and stylish, modern shower room with walk-in shower.

The property further benefits from double glazing and electric heating. Externally, the landscaped communal garden offers a manicured lawn and colourful flower beds, there is also private residents' parking available.

Please note, the alterations and improvements undertaken by the seller to create the layout include an encroachment into communal roof space and accordingly no exclusive right or title to that space can be given to any prospective purchasers.

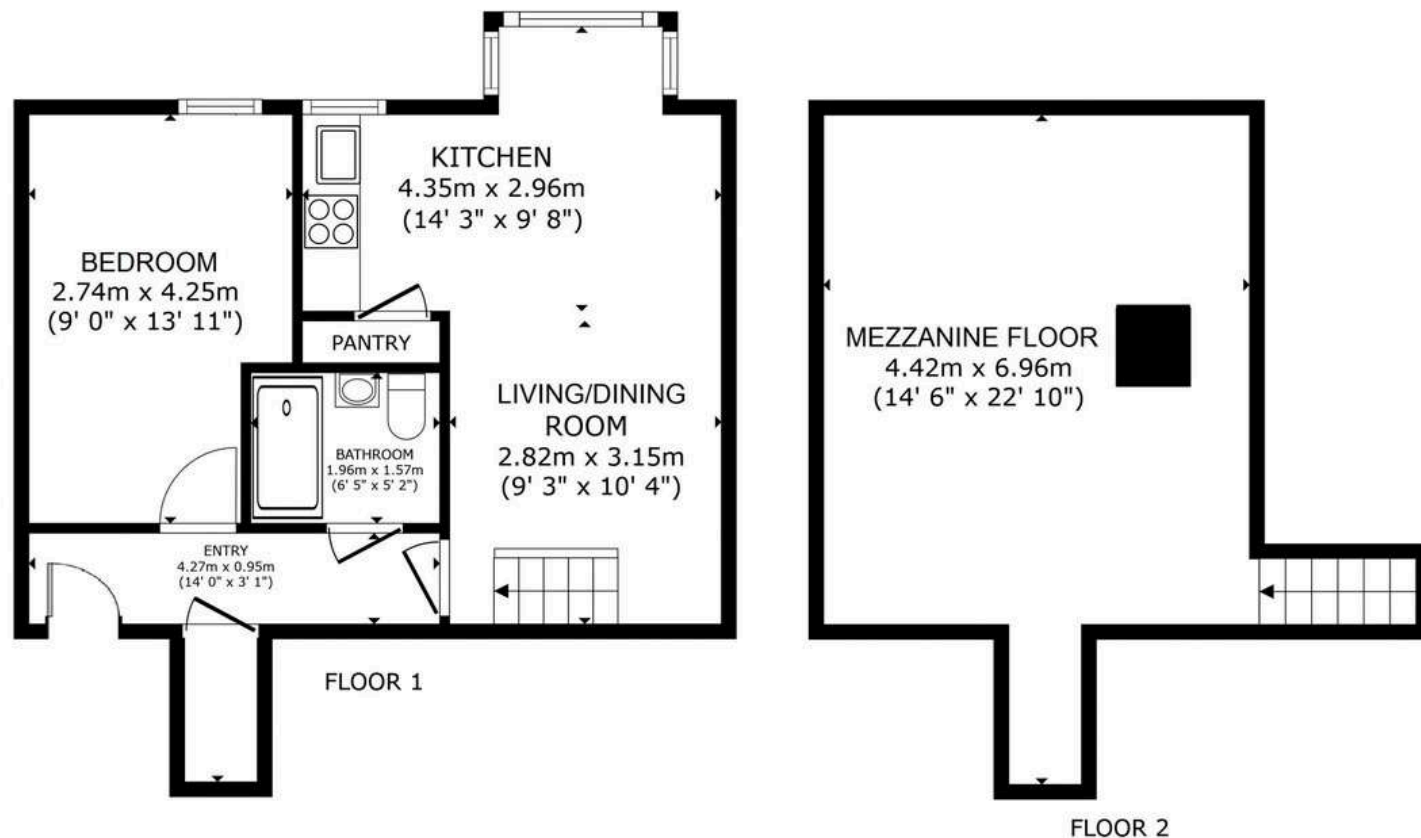


Extras: To include all fitted flooring, light fixtures, oven hob, extractor hood, dishwasher and fridge/freezer in the sale.

Factor: The development is managed by Charles White Ltd for an approximate monthly fee of £127, which includes block buildings insurance.

Merchiston is one of the most sought-after and prestigious places to live in Edinburgh, enjoying tree-lined streets and established gardens. Lying southwest of the city centre, Merchiston offers a variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, cinema, theatres, and supermarkets, including Waitrose and M&S.

It offers a unique and independent atmosphere whilst being very close to the city centre. The area is very well served by public transport, superb cycle paths, and walkways along the canal, the Water of Leith or in the many greenbelt areas.



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