



4/27 Gillsland Road  
EDINBURGH, EH10 5BW

4/27 Gilsland Road  
Hallway  
Lounge/Dining Room  
Fitted Kitchen  
Double Bedroom with built in wardrobe and storage  
Bathroom  
Gas Central Heating  
Retire Apartment for 60's and over, 24 Hour pull chord system and with lift access  
EPC: Band C  
Council Tax Band: C

4/27 Gilsland Road is a very well presented north-east facing one bedroom retirement flat situated in the much sought after residential location of Merchiston. The development has been specifically designed for retirees. This factored development is exclusive to those of the age 60 and over and will require to meet with the purchaser to carry out a suitability assessment before the conclusion of missives.

**Benefits include:**

Lift access to all floors

A 24-hour careline and pull cord system, managed by Bield Response 24

Communal landscaped gardens with various seating areas

The factoring fee covers building insurance and ongoing maintenance. The monthly factoring payment to Charles White is approximately £143 (reviewed 1st April Each year).

**The accommodation comprises:**

Internally the property has been re-decorated with new carpets laid throughout. A welcoming entrance hall with a large storage cupboard provides access to the bedroom, bathroom and living/dining room. At the centre of the apartment is the Living/Dining Room which is filled with natural light from the large bay windows with a leafy outlook towards the communal gardens.

The kitchen, accessed from the living/dining area, is fitted with a range of base and wall-mounted units and includes an electric hob and oven, fridge freezer, and washing machine. (all appliances left are used and without warranty) A window overlooks the rear gardens, providing natural light and a peaceful aspect.

The master bedroom is generously sized and benefits from a built-in wardrobe as well as an additional storage cupboard. The bathroom is fitted with a three-piece suite comprising a bath, a wash hand basin set within a vanity unit and a WC. The property offers a great opportunity for someone to modernise to their own taste

Ample unallocated residents parking is available within the development.

**Location:**

Merchiston is one of Edinburgh's most desirable residential areas, renowned for its, abundant greenery, and vibrant local character. The area offers an excellent range of amenities, including a variety of independent and specialist shops on Bruntsfield Place and Church Hill, with additional options available along nearby Morningside Road.

Residents enjoy a wealth of recreational opportunities, with an array of popular cafés, restaurants, and bars creating a lively social scene. For outdoor pursuits, the expansive green spaces of Bruntsfield Links, The Meadows, Harrison Park, and the Union Canal walkway provide ideal settings for walking, cycling, or simply relaxing.

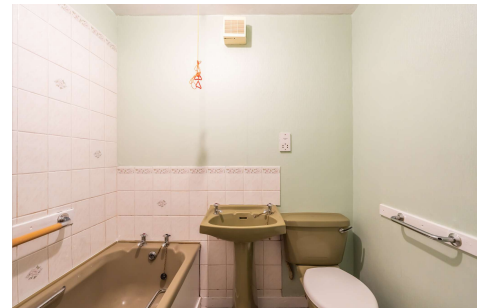
Merchiston is well served by frequent public transport, offering convenient access to Edinburgh's city centre and surrounding areas. The location also benefits from easy connectivity to the West End and beyond, with swift access to the city bypass and key routes including the A1, M8, M9, Queensferry Crossing, and Edinburgh International Airport.

**Directions:**

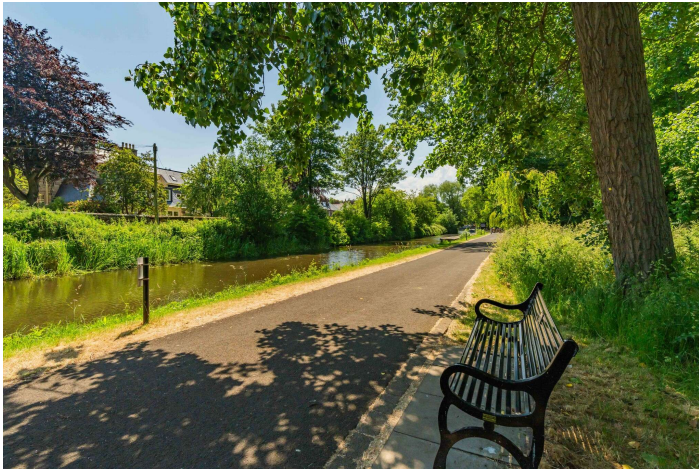
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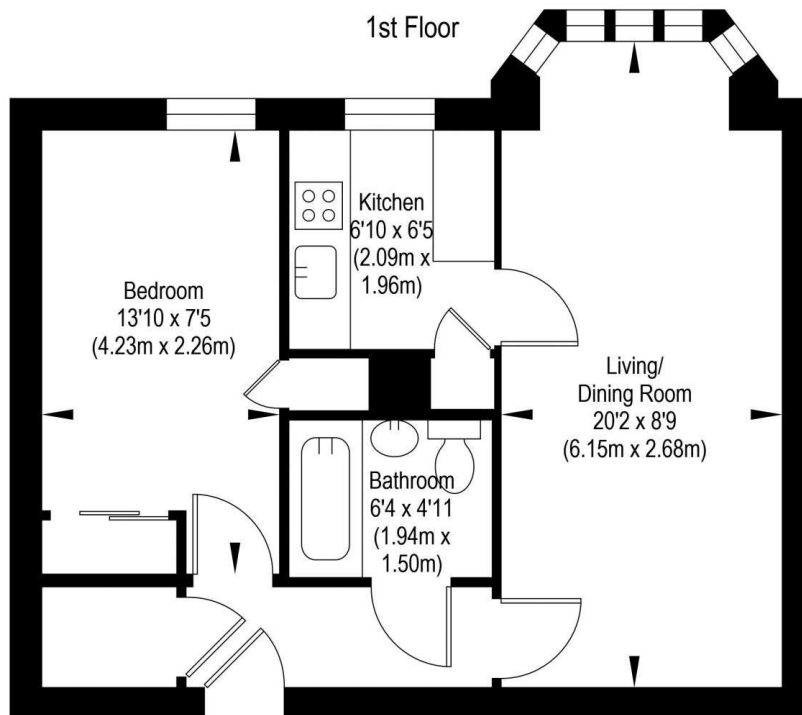








Approx. Gross Internal Floor Area 39 Sq M / 419 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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