



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**342/6, Gilmerton Road**

Gilmerton, Edinburgh, EH17 7PU

# 342/6, Gilmerton Road

Enjoying leafy surroundings in Gilmerton, within commuting distance of central Edinburgh, this spacious first-floor flat is sure to appeal to a wide range of buyers, such as first-time buyers, couples, city professionals and rental investors. The flat comprises two bedrooms with built-in wardrobes, an open plan living and dining kitchen with fitted units and space for seated dining, an en-suite shower room with vanity storage and a bathroom with a shower-over-bath. Outside, 6 Gilmerton Road offers buyers access to ample private parking and a well-kept communal garden.

Extras: All fitted floor coverings, window coverings, light fittings and kitchen appliances will be included in the sale.



## Property Summary

- First-floor flat in Gilmerton
- Outstanding location near supermarkets, parks and bus links
- Well-presented neutral interiors throughout
- Entrance hall with storage
- Open-plan living/dining/kitchen with Juliette balcony
- Sunny main bedroom with wardrobes
- Versatile wardrobed second bedroom
- Principal en-suite shower room
- Family bathroom with overhead shower
- Well-kept shared grounds
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £195,000







Enjoying two bedrooms, an open plan living and dining kitchen, and two bedrooms with access to residents' parking and well-kept communal grounds



Let us help you find your next  
**dream property!**



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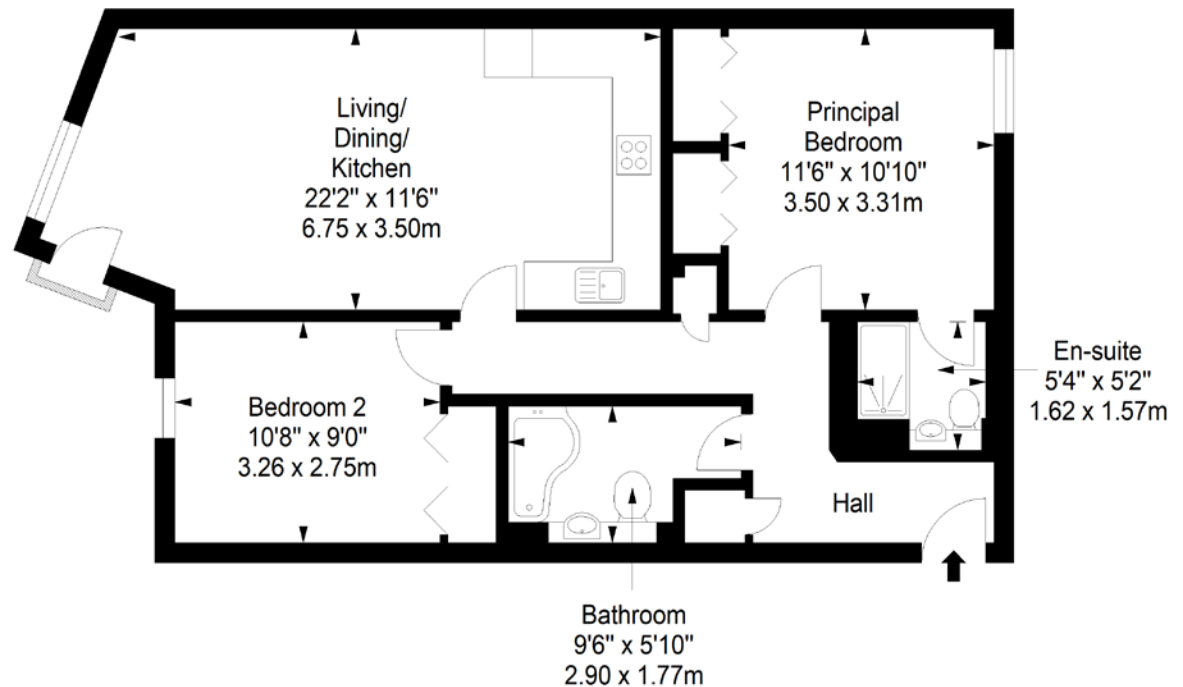
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**First Floor**  
Approx. 69.9 sq. metres (752.4 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 sq. feet)