



129/8 Gilmore Place  
BRUNTSFIELD | EDINBURGH | EH3 9PP

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solicitors & estate agents



## 129/8 Gilmore Place

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A rare opportunity to purchase this impressive, well presented fourth floor flat in excellent order. Forming part of a very well-maintained traditional tenement building and occupying a prime position in the the sought after Bruntsfield to the South of the City centre.

This delightful property has been tastefully styled whilst retaining a wealth of period features including large rooms and ornate cornicing. The property would make an ideal home and investment alike. The property comprises hallway with storage cupboard and pulley, kitchen that currently comprises 5 ring gas hob, pantry with fridge/freezer, dining area, washing machine and homes the boiler. The living room boasts original double windows giving an abundance of light, traditional cornicing, an Edinburgh press and a fireplace. There are two well proportioned bedrooms both with fireplaces and a good sized box room. Completing the accommodation is the bathroom with double waterfall shower and heated towel rail. The property also benefits from gas central heating, a shared garden and secure entry. Early viewing is highly advised to avoid missing this very attractive property located in a very sought-after area.

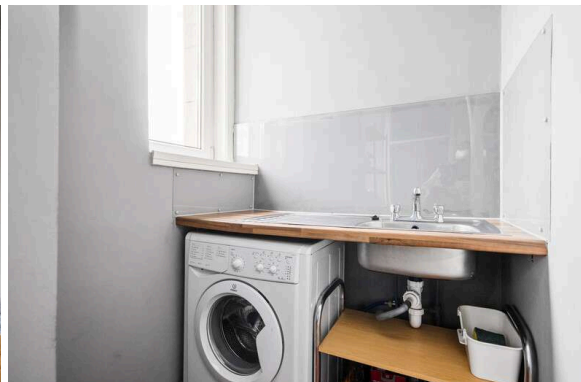
- Welcoming reception hall with storage
- 2 Well proportioned Bedrooms
- Spacious fitted kitchen
- Spacious living room with traditional features
- Box room
- Bathroom with waterfall shower
- Secure door entry system and Gas central heating
- Ample permit parking and Shared rear garden

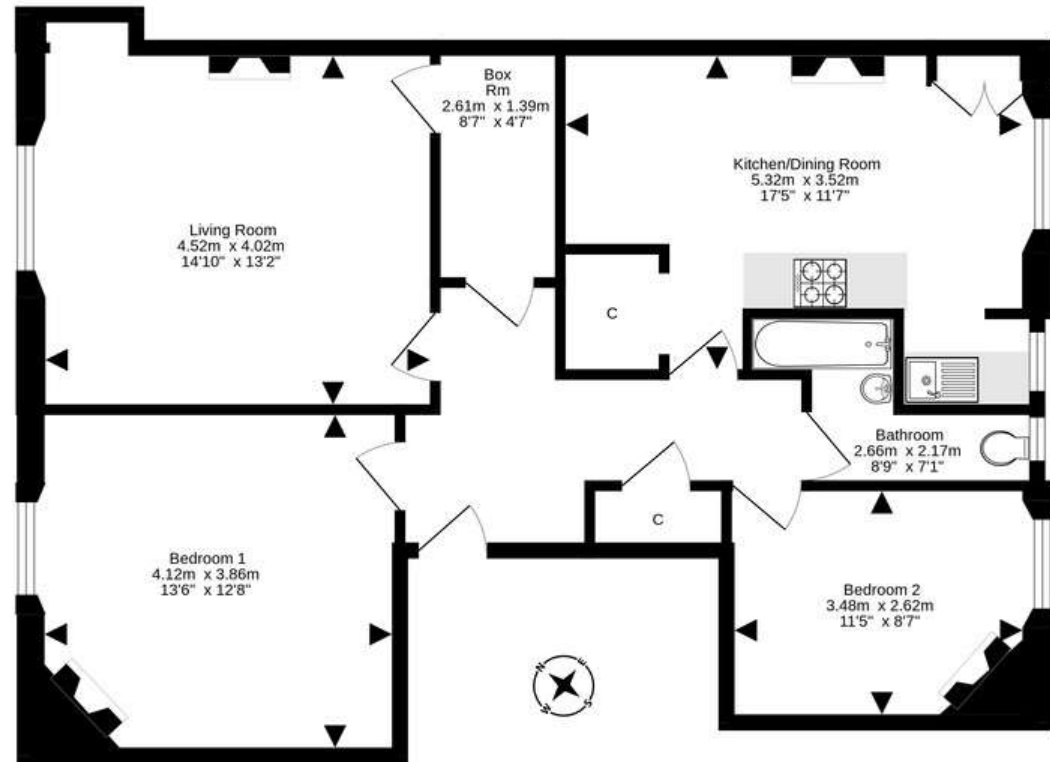
All fixtures, fittings and some items of furniture can be included in the sale. EPC Rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banking and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Bruntsfield Links and the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City By-Pass and main motorway networks are also close by.





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