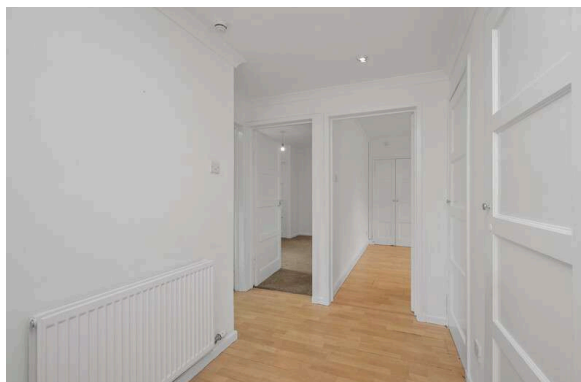




275 Gilmerton Road
GILMERTON | EDINBURGH | EH16 5TT


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This charming two-bedroom lower flat is located in the highly sought-after Gilmerton area of Edinburgh. The home boasts a spacious living room, featuring a stylish mantelpiece and large windows that flood the space with natural light, creating a warm and inviting atmosphere. The separate kitchen is a highlight, equipped with beech-coloured units that provide ample storage and a modern feel.

Both bedrooms are generously sized double rooms, offering comfortable and versatile spaces. The contemporary bathroom is neutrally decorated, featuring a sleek design with a shower over the bath, completing the property with a touch of modern elegance.

Ideal for couples, small families, or professionals seeking a well-appointed home in a popular locale, this flat combines practicality with stylish living in one of Edinburgh's vibrant communities. In brief it comprises:

- Welcoming hall with ample storage.
- Bright and spacious living room.
- Separate, contemporary kitchen with beech-coloured units.
- Two double bedrooms .
- Neutrally decorated, modern bathroom with shower over bath.
- On street parking.
- Rear garden.

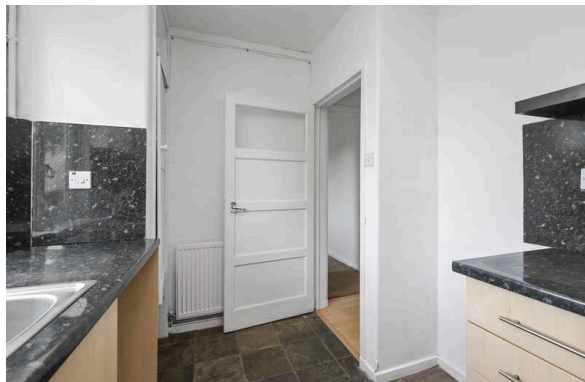
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

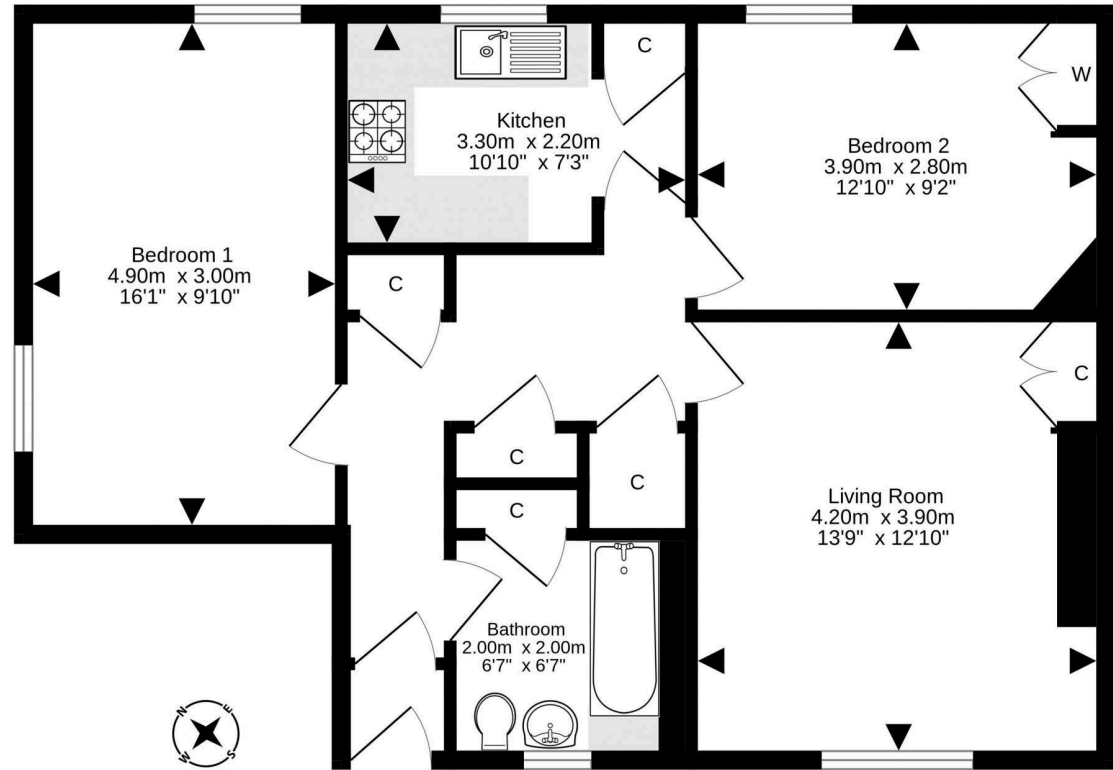


Extras included in the sale are the curtains, kitchen blind, oven, hob and extractor hood. EPC rating C.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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