



4/32 Gillsland Road, EDINBURGH, EH10 5BW

Description

Well presented first floor retirement apartment within the heart of Merchiston, close to the excellent amenities of Bruntsfield and Morningside. The property is well maintained and is a perfect option for people looking to downsize within South Edinburgh. Within the development, there are many conveniences including a private residents' car park, lift, newly fitted secure entry system, residents' communal area, 24 hour care line and electric storage heating.

- Entrance hall with deep storage cupboard
- Generously proportioned living / dining / kitchen with carpet, electric fire and corning
- The kitchen area has a deep cupboard housing the electric water heater and is fitted with a range of wall and base mounted units with marble effect worktops with inset stainless steel sink and breakfast bar area; the built-in appliances include an electric hob with extractor hood, electric fan oven, fridge and washing machine
- Shower room fitted with a pedestal wash basin, WC and large shower enclosure with Mira electric shower
- Good sized double bedroom with two separate built-in wardrobes and fitted carpet

Outside and Gardens

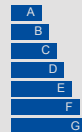
There are pleasantly landscaped, well tended communal gardens surrounding the property. It also has a private residents' car park.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

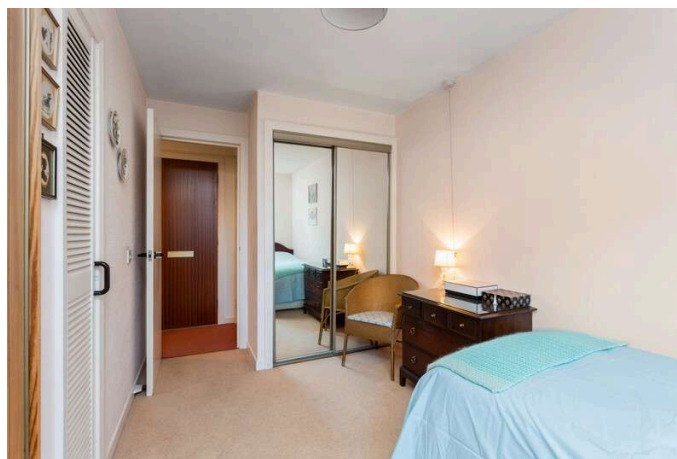
The property is located in the highly regarded Merchiston area south of Edinburgh City Centre and adjacent to Bruntsfield and Morningside. It is well placed for the excellent amenities along Morningside Road including local shops, a Waitrose supermarket, M&S Food, boutiques, delicatessens, as well as a selection of bars and restaurants. There are frequent bus services to the City Centre running from nearby on Polwarth Terrace and Colinton Road. The wide open spaces of Bruntsfield Links, The Meadows and the Union Canal Walkway are nearby and Blackford Hill and the Hermitage of Braid are within a few minutes drive. There is a wide choice of quality golf courses in the vicinity.

Extras

The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

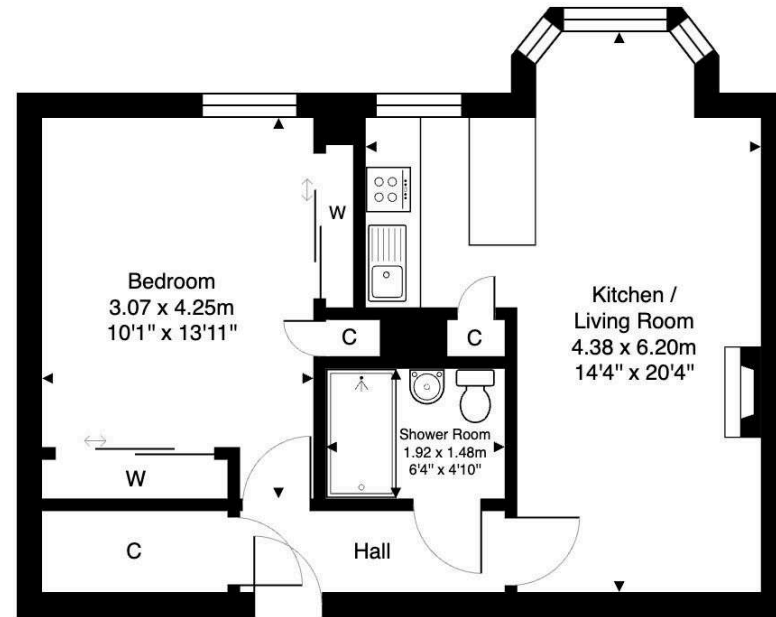




Flat 32, 4 Gillsland Road, Edinburgh, EH10 5BW

Total Area: 43.4 m² ... 467 ft²

All measurements are approximate and for display purposes only



First Floor



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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