



348/6 Gilmerton Road  
Liberton, EH17 7PU

**Deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

- Living/ Dining Room
- Kitchen
- Utility Room
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Balcony
- Communal Front Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



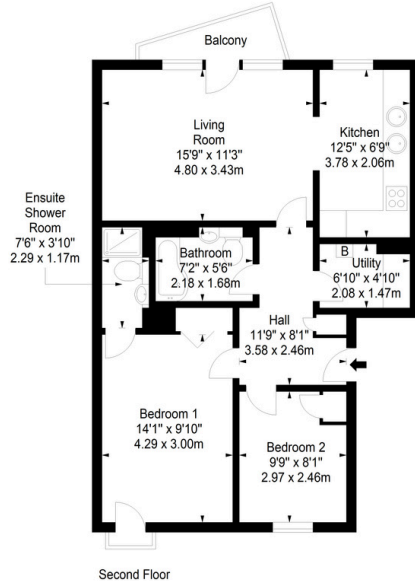
This bright and spacious second-floor flat is located in the sought-after area of Liberton, just south of Edinburgh city centre. The property benefits from a range of local amenities nearby, including supermarkets within walking distance, while Cameron Toll Shopping Centre offers an excellent selection of additional shops and a gym. The property benefits from excellent public transport connections to the city centre and surrounding areas, while the city bypass is also easily accessible. The accommodation comprises; a welcoming entrance hallway, living/ dining room with direct access to private balcony, separate kitchen, utility room, two good-sized double bedrooms (one en-suite) and a bathroom with shower over bathroom. Externally, there is a communal garden to the front of the property along with a residents' car park that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and black wardrobe. Other items may be available by separate negotiation. There is a factoring fee payable to Hacking and Paterson of approx £115 per month.



Gilmerton Road,  
Edinburgh,  
Midlothian, EH17 7PU



Approx. Gross Internal Area  
700 Sq Ft - 65.03 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

deansproperties.co.uk