



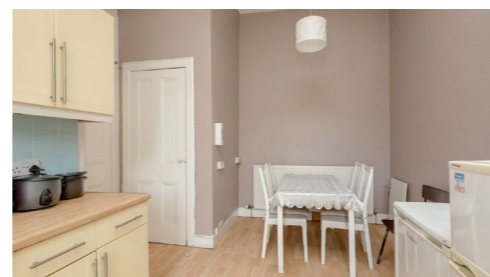
129 2f2 Gilmore Place,
Bruntsfield, Edinburgh, EH3 9PP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Bay windowed living room with feature fire.
- Box room off.
- Dining kitchen with larder storage cupboard.
- Utility room off.
- Two good sized double bedrooms - both with original feature fireplaces.
- Bathroom with shower.
- Gas central heating.
- Original features.
- Partial double glazing.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A second floor flat part of a traditional tenement building in the highly regarded Bruntsfield district of the City, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property would make an ideal purchase for a professional person or couple and though in need of some modernisation and redecoration, offers excellent potential to be a great property in an ideal location.

COUNCIL TAX BAND D
TRAIN STATION APPROXIMATELY 800 METRES TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 7.4 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES

LOCATION

Gilmore Place is set 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. Further amenities are available at neighbouring Morningside and Tollcross while the delightful open spaces of the Bruntsfield Links and the Meadows are also within easy reach. The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley and the cosmopolitan Edinburgh Quay is also easily accessible along the Water of Leith Walkway, hosting a variety of bars, bistros and restaurants. 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE-FREEZER, FURTHER FRIDGE, AUTOMATIC WASHING MACHINE AND DISHWASHER WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

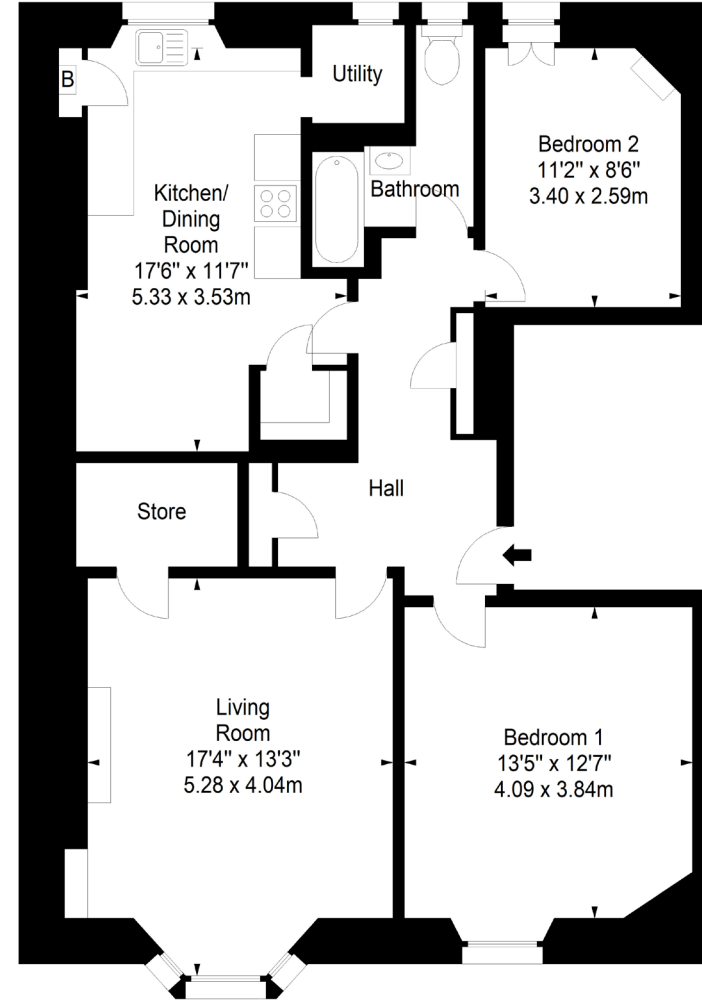
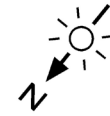


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Gilmore Place,
Edinburgh,
Midlothian, EH3 9PP**



Approx. Gross Internal Area
914 Sq Ft - 84.91 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.