



37/8 Gilmerton Place  
Gilmerton, EH17 8TP

**Deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

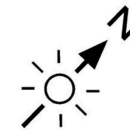
- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Attic
- Communal Rear Garden
- Allocated Space in Residents' Carpark
- Electric Heating
- EPC Rating - D



This attractive second-floor flat is located in the sought-after residential area of Gilmerton, just south of Edinburgh. The property benefits from excellent access to a variety of local amenities, as well as convenient public transport links to the city centre and surrounding areas. The A1 and city bypass are also within easy reach. The accommodation comprises a welcoming entrance hall, bright and spacious living room, separate kitchen, two generously sized bedrooms, attic space and a modern shower room. Externally, the property enjoys a well-kept communal garden to the rear, along with a private residents' car park that includes an allocated parking space. The property features electric heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Charles Whyte of approx. £50 - £80 per month.



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Edinburgh,  
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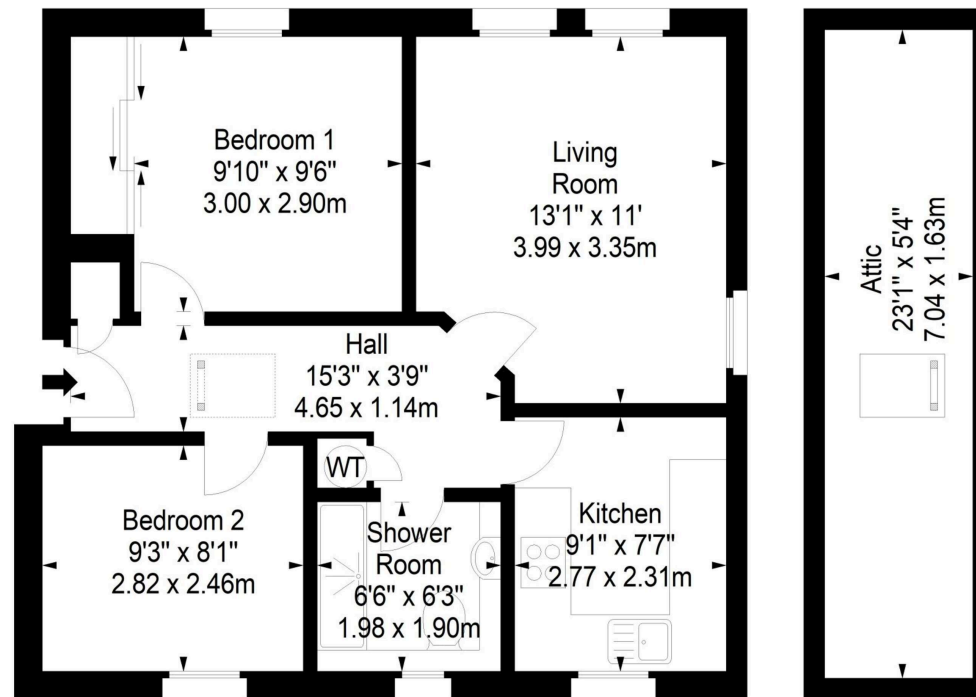
Approx. Gross Internal Area  
531 Sq Ft - 49.33 Sq M

Attic

Approx. Gross Internal Area  
121 Sq Ft - 11.24 Sq M

For identification only. Not to scale.

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Second Floor

Attic

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](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)