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Offers Over

£255,000

83/1 Gilmore Place

Bruntsfield | Edinburgh | EH3 9NU

Beautifully presented two-bedroom duplex flat arranged over two levels and ideally positioned within the highly sought-after Bruntsfield district. Conveniently located close to a superb range of local amenities, reputable schooling, and excellent transport links, the property offers well-proportioned and flexible accommodation, making it an ideal choice for professionals, couples, and growing families.

 2 bedrooms

 1 public room

 1 bathroom

Box room

 Shared garden

 On-street parking

 EPC Band - E

 Council Tax Band - E



Description

The accommodation begins with a bright and airy open-plan lounge/diner, finished with attractive wood flooring and downlighting. There is ample space for a comfortable seating arrangement together with a dining table and chairs, while a pleasant outlook towards the surrounding area completes the room. The modern kitchen is well appointed with a range of integrated and freestanding white goods, under-unit lighting, and useful overhead storage providing additional practicality. A lower ground floor hallway leads to the remainder of the accommodation and benefits from a useful understairs storage cupboard. The principal bedroom is a comfortable double featuring built-in hanging and shelving provisions, a further large storage cupboard, and ample space for additional freestanding furniture. Bedroom two is another double room with useful under-window storage and plenty of space for freestanding furniture. A versatile box room is currently utilised as a home study, providing an excellent dedicated workspace or additional storage area. Completing the accommodation is the stylish bathroom suite, featuring a rainfall shower over the bath, partial wall tiling, and tiled flooring.

Further benefits include electric heating, double glazing, and a secure door entry system.



Gardens & Parking

Residents can enjoy access to a good sized shared garden, incorporating a slabbed patio and attractive natural planting, providing a lovely outdoor space for relaxing during the warmer months. Permit and metered on-street parking is available within the surrounding area for residents and visitors.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and fridge, freestanding washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

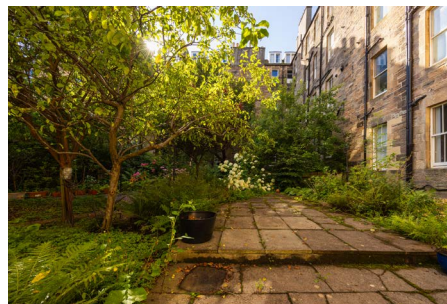
By appointment through Neilsons 0131 625 2222.





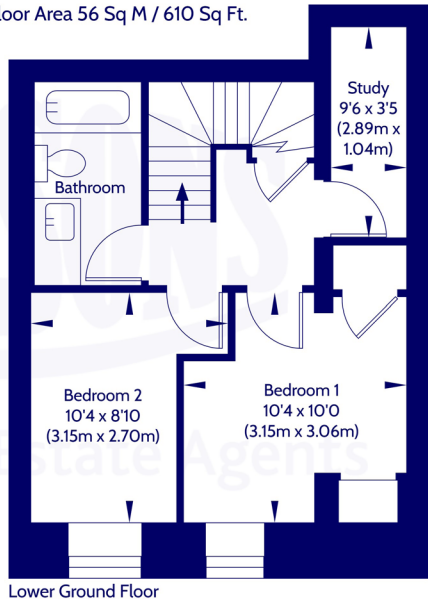
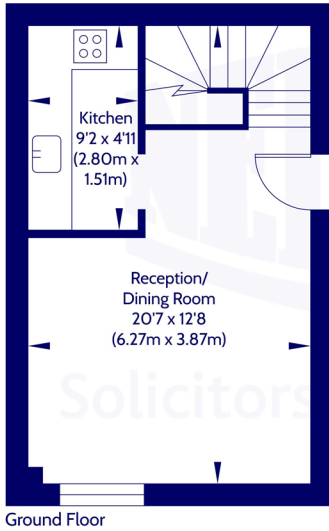
Location

Bruntsfield is an extremely vibrant and cosmopolitan area of the city, offering 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, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside, Tollcross and Fountainbridge. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. 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.





Approx. Gross Internal Floor Area 56 Sq M / 610 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

