



4/7 Gillsland Road  
Morningside, EH10 5BW

**deans**   
Solicitors & Estate Agents LLP



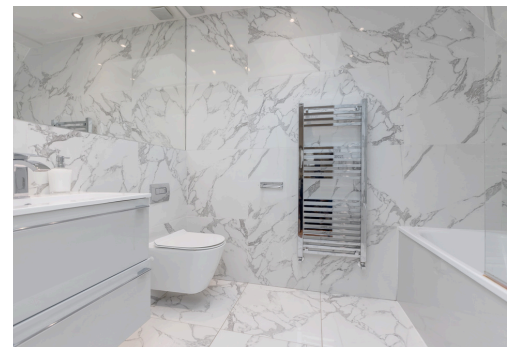
## SECOND FLOOR APARTMENT

- Sitting/Dining Room
- Dining Kitchen
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Electric Boiler with Water Filled Radiators
- Communal Grounds
- Private Residents Parking
- Factored Retirement Development
- EPC Rating - D





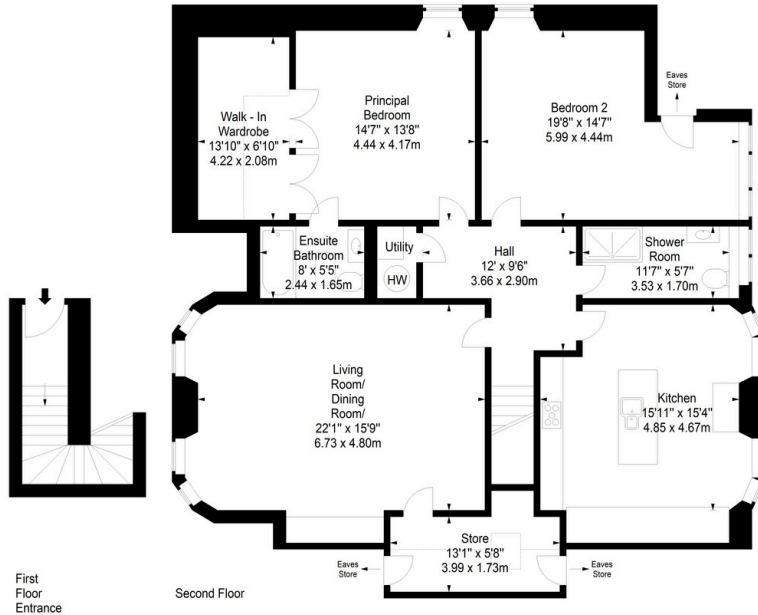
Forming part of an impressive stone-built townhouse, this beautifully presented second floor apartment forms part of an established retirement development in the heart of the much sought after Merchiston conservation area. The property is close to an abundance of amenities including boutique shops, cafes and restaurants in Morningside and Bruntsfield with a good public transport service travelling to the City Centre. The accommodation which has been upgraded to a very high standard comprises; secure entry phone system providing security to the elegant and well maintained communal entrance, welcoming entrance hallway, generously-proportioned and attractive sitting/dining room, well laid out contemporary dining kitchen with integrated appliances including triple bin store, large master bedroom with en-suite bathroom, further generous sized double bedroom and stylish shower room. The property is set within lovely communal landscaped grounds with private residents parking. Further benefits electric boiler with water filled radiators. This factored retirement development is open to residents with a minimum age of sixty years, or in the case of a couple, one person over sixty. Included in the sale are: electric hob/double oven/hood, integrated microwave and dishwasher. Other items may be available by separate negotiation. All included appliances are sold as seen with no warranty provided.



Gillsland Road,  
Edinburgh, EH10 5BW



Approx. Gross Internal Area  
1674 Sq Ft - 155.51 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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