



179/5 Gilmore Place

Edinburgh, EH3 9PW



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57sqm



E



Anderson
Strathern

This charming one-bedroom second-floor flat in Viewforth offers spacious (57sqm) and stylish city living in a prime central location.

Tastefully decorated throughout, the property includes a bright and cosy living area, a well-appointed kitchen with a utility cupboard, and space for both dining and study. It also features a comfortable double bedroom and a modern bathroom with a shower over the bath. A large walk-in cupboard in the hallway provides ideal storage for a bike or any other equipment.

Residents benefit from access to a well-maintained communal garden and on-street resident permit parking. The property also benefits from double glazing throughout, and electric heating.

Property features

- Central location
- Communal garden
- Tastefully decorated
- Electric heating
- Double glazing
- Large hall cupboard

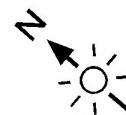




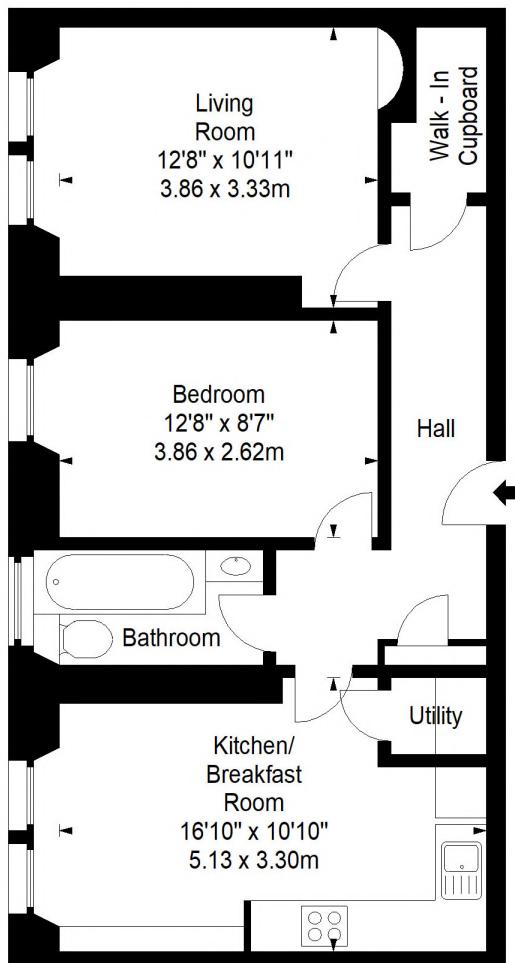
Location

Viewforth lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. The property is also well situated for Edinburgh University, Napier University, and Haymarket train station. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh city centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

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



Approx. Gross Internal Area
628 Sq Ft - 58.34 Sq M
For identification only. Not to scale.
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Second Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services

Council tax band C

The building is managed by Trinity Factors at an approximate cost of £38pcm, which includes stair cleaning, communal grass cutting, stair lighting, and management of any communal repairs to the building.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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