



243/5 Gilmerton Road
LIBERTON | EDINBURGH | EH16 5TH


warners
solicitors & estate agents



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Well presented, two-bedroom, top floor flat forming part of an established development in the popular residential district of Liberton, south of Edinburgh's city centre.

This fantastic apartment is tastefully decorated throughout and is offered to the market in move-in condition. The spacious living room is flooded by natural light through French doors which open out to a charming Juliet balcony. The separate kitchen lies adjacent to the living room and offers a good amount of integral cupboard storage. The principal bedroom benefits from integral wardrobe storage and a stylish ensuite shower room. The second bedroom is a well-sized double, and could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility, and a family bathroom completes the internal accommodation.

Offering easy access to public transport links and holding immense appeal to a range of buyers in addition to holding investment potential, early viewing is highly recommended.

- Two-bed top floor flat
- Popular residential location
- Living room with Juliet balcony
- Kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Residents car park

Energy Rating C, Council Tax E

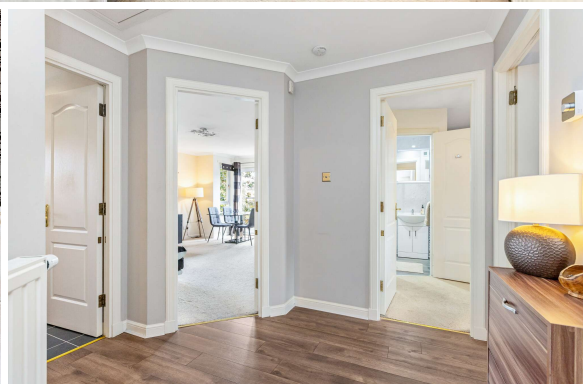
Factor fees payable to Hacking & Paterson , £50 float and approximately £95 per month.

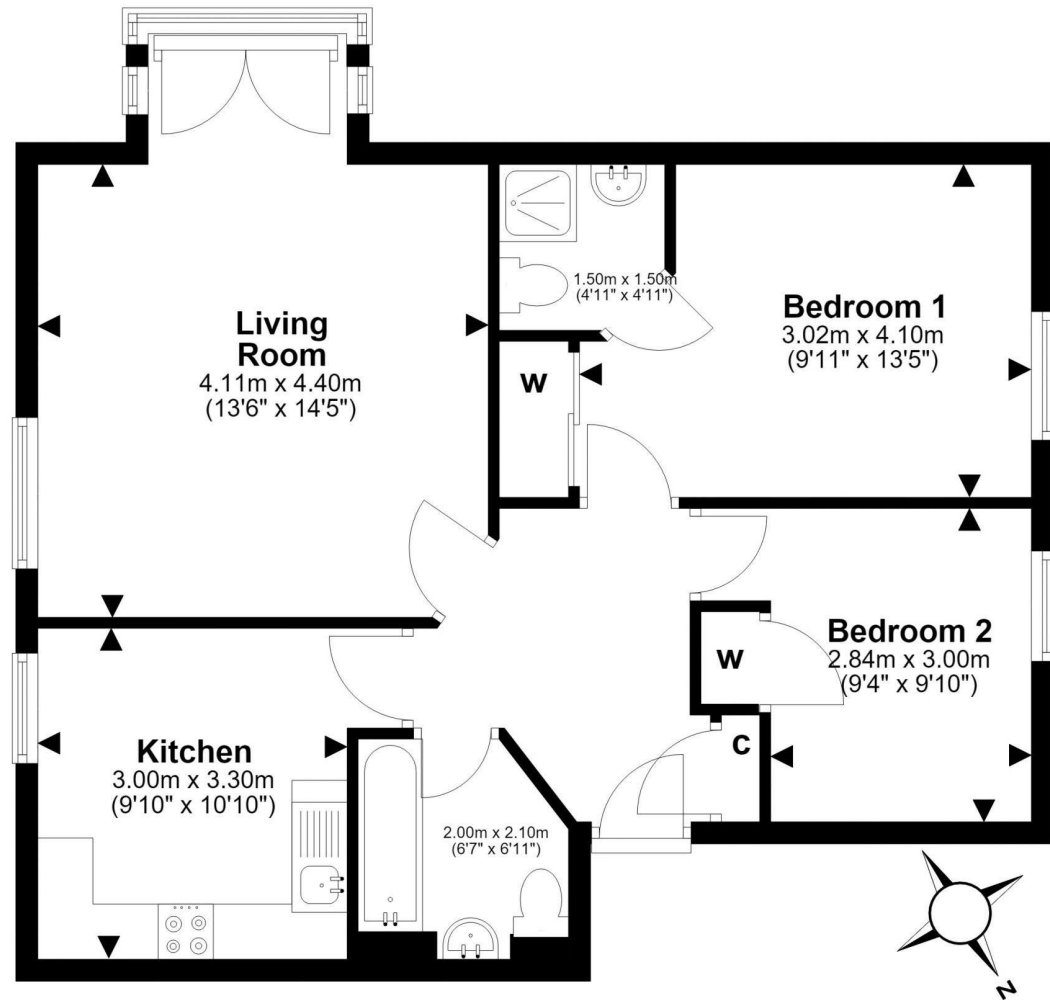
All fixtures, fittings, kitchen appliances such as the fridge/freezer, oven, separate freezer, dishwasher and the living room couch are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a suburb in the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.