

COULTERS ©

# 179/1 GILMORE PLACE

VIEWFORTH, EDINBURGH, EH3 9PW

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Set on the first floor, this modern and beautifully presented flat offers stylish, contemporary living with a thoughtfully designed layout and an abundance of natural light. The property forms part of a well-maintained building and represents an ideal opportunity for a range of buyers seeking both comfort and convenience.

At the heart of the home is an impressive open plan sitting room and kitchen, enhanced by a striking bay window that floods the space with light and creates an inviting area for both relaxing and entertaining.

## KEY FEATURES



Well presented and generously proportioned first floor flat.



Two double bedrooms.



Spacious shared rear garden.



Permit parking available.



Excellent school catchment.



Bruntsfield Links, shops and cafes nearby.

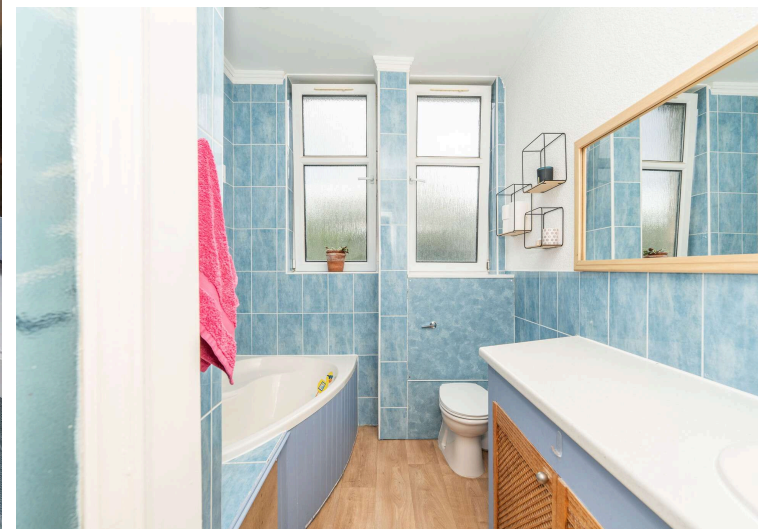


EPC Rating - C



Council Tax Band - C





The kitchen itself is finished to a high standard, offering excellent storage and a range of integrated appliances including a double oven and fridge freezer, while a breakfast bar provides a perfect spot for casual dining. To the rear of the property are two generously proportioned double bedrooms, both offering ample space for freestanding furniture. The accommodation is further complemented by a particularly spacious bathroom, fully tiled and fitted with a four-piece suite including a separate shower, delivering both style and practicality.

Externally, residents benefit from a generous shared rear garden, ideal for enjoying outdoor space, as well as unlimited on-street permit parking.





## THE LOCAL AREA

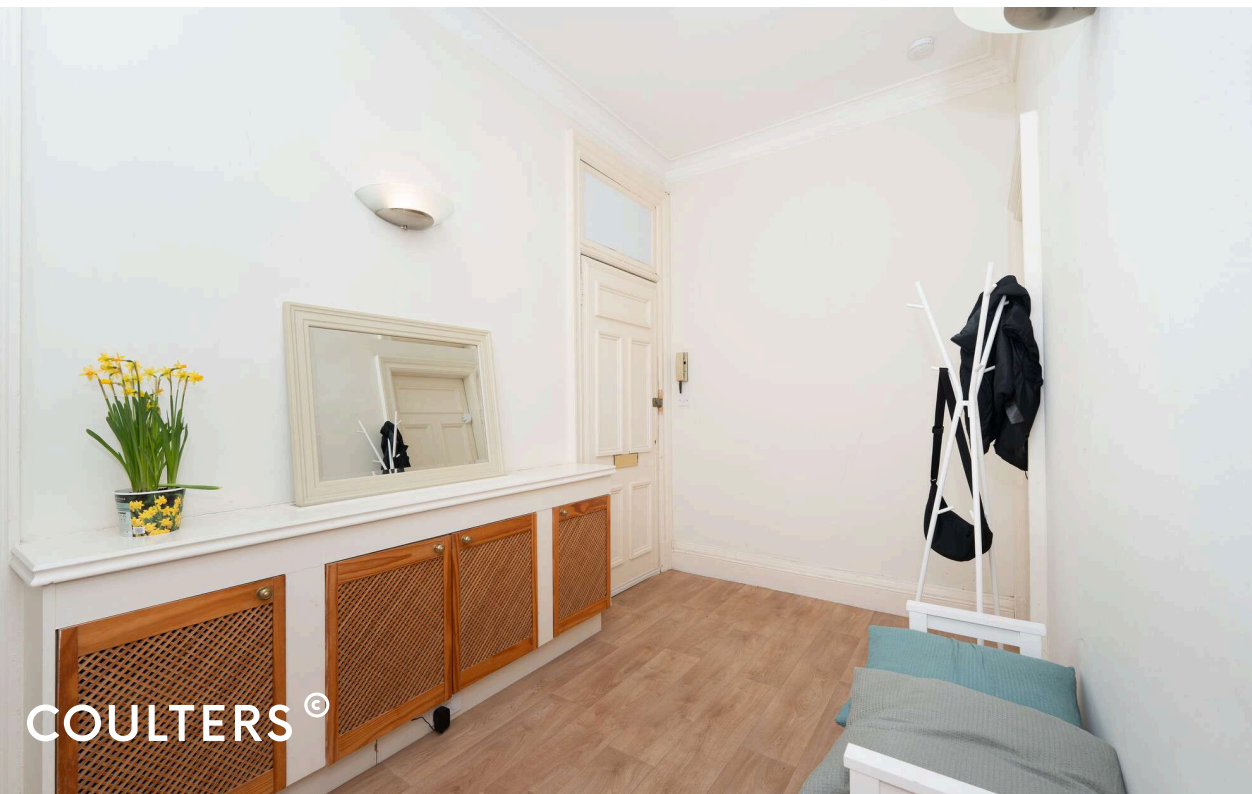
Bruntsfield is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

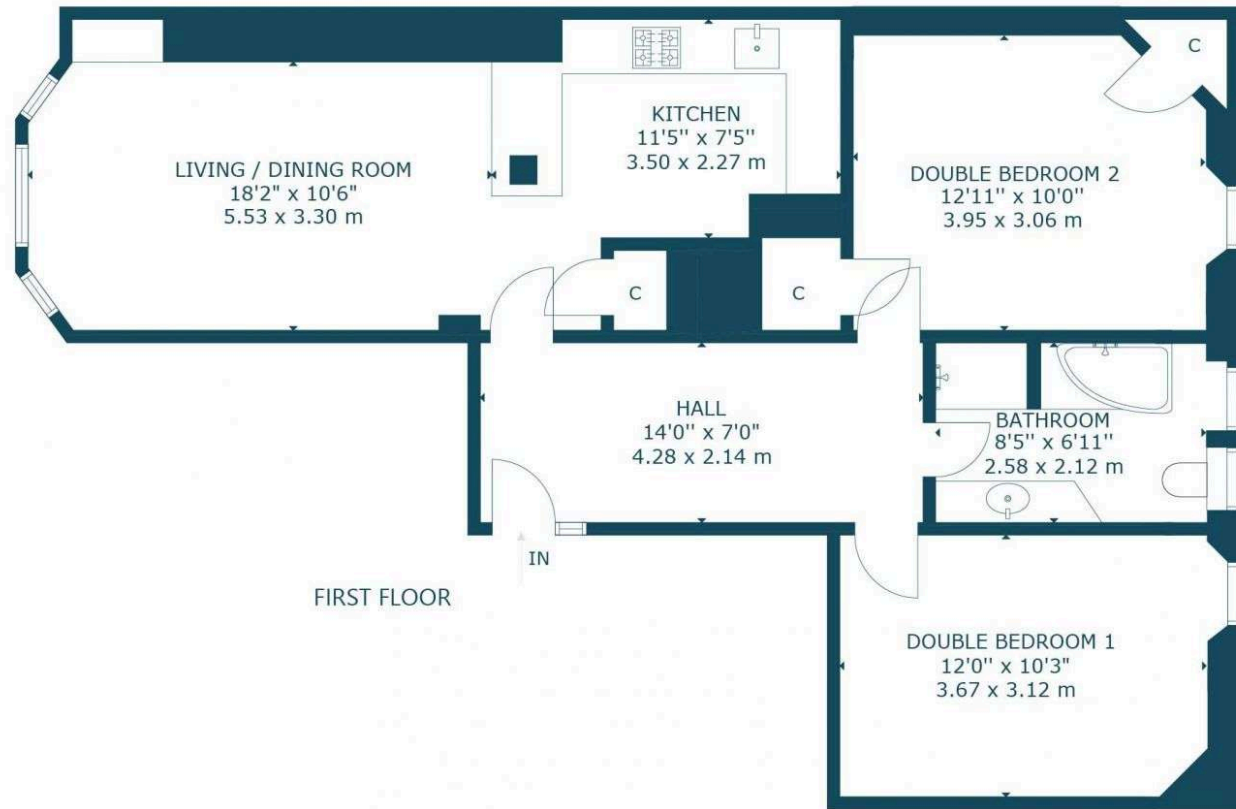
Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School as well as campuses for Napier and Edinburgh Universities.

## EXTRAS

All fitted flooring, curtains and blinds are included in the sale price. The washing machine is available by separate negotiation.



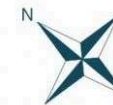




FIRST FLOOR

179/1 GILMORE PLACE, VIEWFORTH, EDINBURGH, EH3 9PW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 831 SQ FT / 77 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.