

COULTERS ©

# 179/7 GILMORE PLACE

VIEWFORTH, EDINBURGH, EH3 9PW

1 BED 1 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

179/7 Gilmore Place is a particularly bright and spacious third-floor flat, nestled within a traditional tenement in the sought-after residential pocket of Viewforth. Boasting a commanding position that offers lovely open views to the front, the property perfectly balances its period character with a sophisticated, contemporary interior to create a home of immense charm and warmth.

Beautifully presented throughout, the accommodation is centered around a welcoming entrance hall featuring a storage cupboard and secure entryphone system. The standout feature of the home is the impressive lounge, where a bay window floods the space with natural light and provides an outlook over the surrounding cityscape. A fireplace with a wood-burning stove serves as a cozy focal point, complemented by elegant decorative cornicing and a traditional Edinburgh press.

There is an expansive, fully fitted dining kitchen, which has been thoughtfully designed with an extensive range of wall and base units and ample workspace. A large, shelved pantry provides excellent additional storage. The kitchen is further equipped with integrated appliances, including a gas hob, electric oven, dishwasher, and washing machine, while a large window to the rear offers views over the gardens.

## KEY FEATURES



Extremely spacious top floor flat.



Large double bedroom plus box room.



Well-maintained shared gardens to the rear.



Permit parking available.



Bruntsfield shops, cafes & restaurants nearby.



Fountain Park amenities a 5 minute walk away.



EPC Rating - C



Council Tax Band - C



Further accommodation includes a generous double bedroom a highly versatile box room, which currently serves as an excellent home office. The internal layout is completed by a large bathroom featuring a white three-piece suite and the added luxury of a separate dedicated shower compartment.

Externally, residents benefit from a well-maintained shared garden to the rear as well as on-street permit parking.





## THE LOCAL AREA

Viewforth is a highly desirable residential area situated just southwest of Edinburgh's city centre, offering an excellent balance of convenience, green space and vibrant local amenities. The area is particularly popular with professionals, students and families, benefiting from a lively yet relaxed atmosphere and close proximity to the excellent selection of independent cafes, restaurants, bars and boutiques found in nearby Bruntsfield. Residents are also within easy reach of Fountain Park, which offers a wide range of leisure and entertainment facilities including a cinema, gym, bowling alley, restaurants and supermarkets. Further shopping and everyday amenities are available throughout the surrounding districts of Tollcross and Morningside.

The area is exceptionally well positioned for outdoor recreation, with the Meadows and Bruntsfield Links both nearby, providing expansive green space for walking, running, cycling and socialising.

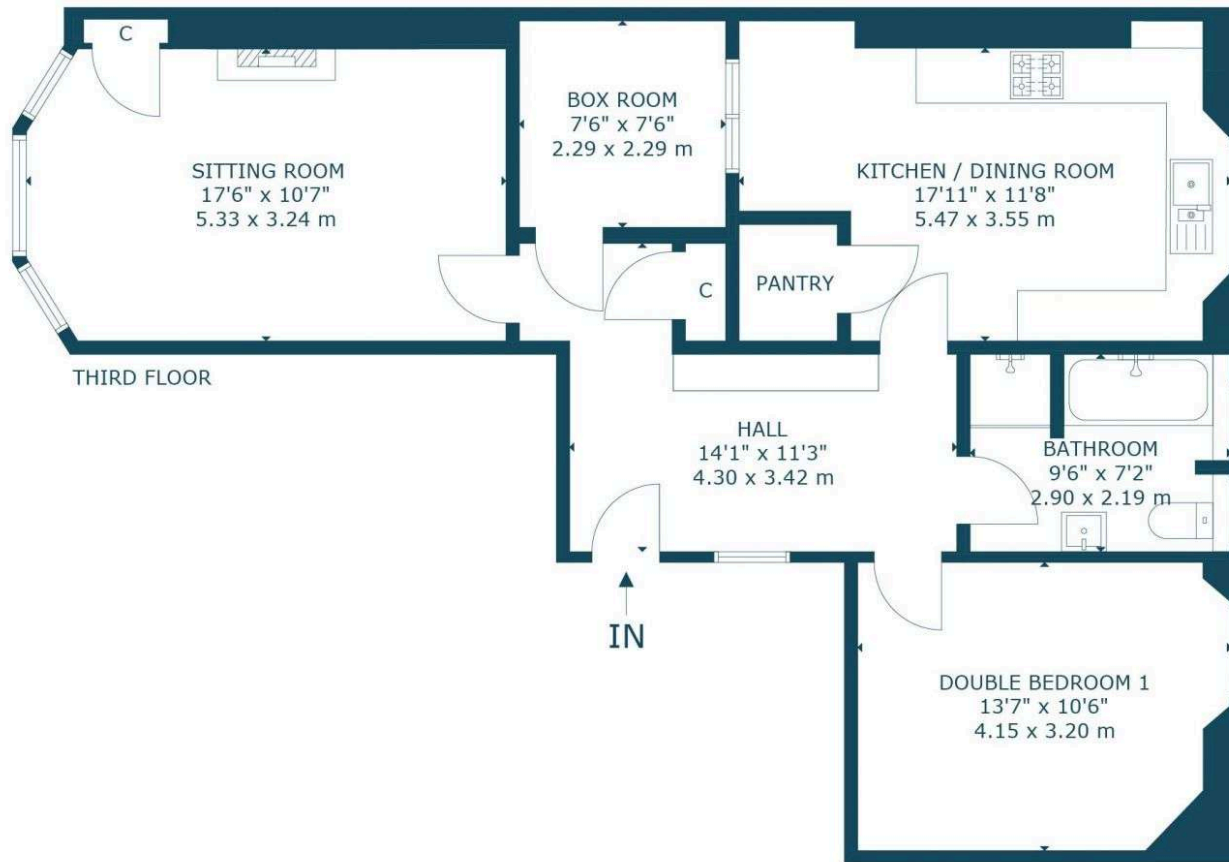
Viewforth benefits from excellent transport connections, with regular bus services providing swift access across the city and beyond. Haymarket Station, the Edinburgh Tram network and the City Bypass are all easily accessible. The area is also ideally located for Edinburgh and Napier Universities, while well-regarded local schooling includes Bruntsfield Primary School and Boroughmuir High School.

## EXTRAS

All fitted flooring, curtains, blinds, light fittings and white goods are included in the sale price.







179/7 GILMORE PLACE, VIEWFORTH, EDINBURGH, EH3 9PW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ FT / 78 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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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.