



19/1 East Kilngate Rigg
Gilmerton, EH17 8UA

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Grounds
- Off-Street Residents Parking
- EPC Rating - C



Can be sold fully furnished. Quietly positioned within a cul-de-sac setting and forming part of an established modern development, this light and airy ground floor flat is situated within the popular residential area of Gilmerton. The property is close to a variety of amenities with further specialised shopping available at Cameron Toll Shopping Centre which is a short drive away. The Edinburgh Royal Infirmary is within easy reach as is the City Bypass. A good public transport service travels to the City Centre and surrounding areas. An ideal first purchase the accommodation comprises; secure entry phone system, hall, lounge, modern kitchen, double bedroom and bathroom with white suite and shower over. There are communal grounds with off-street residents parking. Further benefits include gas central heating and double glazing. The property can be sold fully furnished if required. All white goods and blinds will be included in the sale. All appliances included in the sale are sold as seen with no warranty provided.



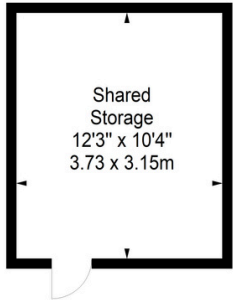
East Kilngate Rigg,
Edinburgh,
Midlothian, EH17 8UA



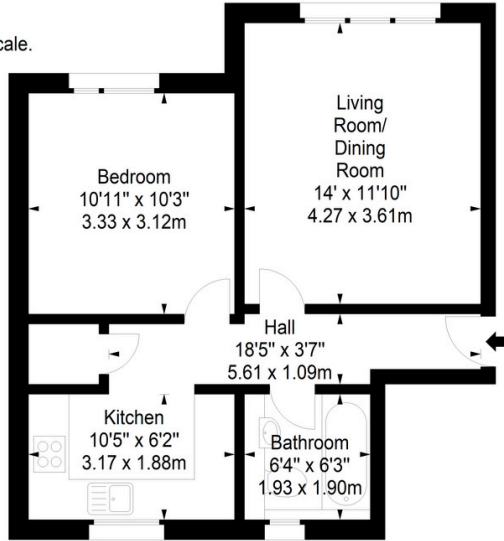
Approx. Gross Internal Area
478 Sq Ft - 44.41 Sq M
Shared Storage

Approx. Gross Internal Area
126 Sq Ft - 11.71 Sq M

For identification only. Not to scale.
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Ground Floor



Ground Floor



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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