

campbell
smith



7/2 Gilmore Place,
Edinburgh,
EH3 9NE



- Ideal investment opportunity with vacant possession
- Recent rental £3,750 per month plus short term lets during the academic Summer holidays
- The property held an HMO licence for 5 occupants
- Centrally located, high amenity area
- Easy reach of city centre, Edinburgh & Napier Universities, tourist & historic sites
- Generous double upper flat in stone terrace
- Entry phone
- Hall
- Sitting room
- Dining kitchen
- 5 bedrooms
- 2 shower rooms
- Gas central heating

Offers Over : £485,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk









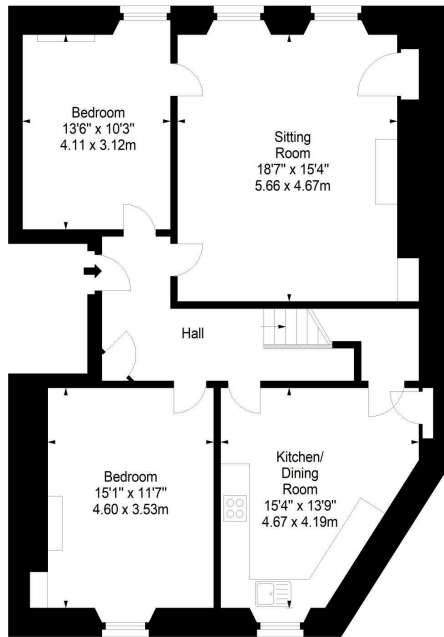




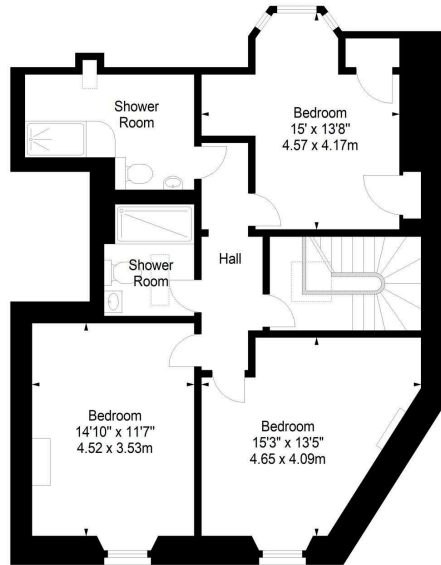
Gilmore Place,
Edinburgh,
Midlothian, EH3 9NE



Approx. Gross Internal Area
1786 Sq Ft - 165.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Third Floor

+ Extras
The fitted carpets, kitchen white goods and most furniture are included in the sale price

Buses
Bruntsfield Place - 11, 15, 16, 23, 36, 45, N16

Shops
Bruntsfield, Morningside - including Scotmid just around the corner, Tesco, Waitrose and M&S Simply Food

Schools
Bruntsfield PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC HS

Parking
Council residents permit

Council Tax Band - E

EPC - C

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk