



1/7 Gilmours Entry
Pleasance, EH8 9XL

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Lounge
- Kitchen
- Double Bedroom
- Box Room
- Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Factored Development
- EPC Rating - C



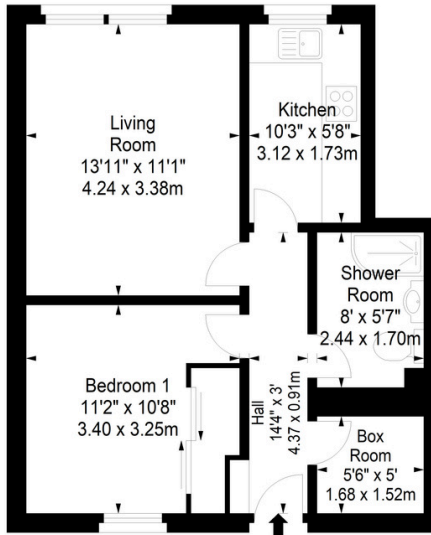
Quietly positioned within a small modern development, with the added benefits of an allocated parking space and attic storage, this light and airy third (top) floor flat is situated within the highly desirable Pleasance area, a short walk from Edinburgh's Old Town and the University of Edinburgh. An abundance of amenities can be found on the doorstep, including a variety of shops, bars, cafés and restaurants, along with leisure facilities. The Meadows and Arthur's Seat are also within easy reach. An excellent public transport service passes close by, providing access to many parts of the City, including the Royal Infirmary. Edinburgh Waverley Train Station is also within easy walking distance, offering direct links to London and other destinations. The accommodation would make an ideal first purchase or investment and comprises: secure entry phone system, entrance hallway with practical box room, bright lounge, fitted kitchen, good-sized double bedroom with built-in wardrobes and a shower room. The flat benefits from gas central heating and double glazing and includes the white goods. An allocated parking space is provided within the development, along with attic storage. The development is factored by James Gibb and includes block buildings insurance and a healthy sinking fund. The factoring fee is approximately £200-£220 per quarter. Included in the sale are the fitted carpets and floor coverings, along with all white goods. All appliances included in the sale are sold as seen, with no warranty provided. Furniture is available for sale by separate negotiation.



**Gilmours Entry,
Edinburgh,
Midlothian, EH8 9XL**



Approx. Gross Internal Area
483 Sq Ft - 44.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third 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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