

COULTERS[®]

3/3 GILLSLAND PARK

MERCHISTON, EDINBURGH, EH10 5TN

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in one of Edinburgh's most desirable residential districts, 3/3 Gillsland Park is a beautifully presented three-bedroom first floor apartment forming part of a well-maintained modern development in the heart of Merchiston. Finished to a high standard throughout, the property has been tastefully decorated with elegant contemporary fixtures and fittings, while thoughtful additions including USB wiring provide practical features for modern living. The welcoming entrance hall offers excellent built-in storage and leads to a superb open-plan living space. The generous sitting and dining room is flooded with natural light thanks to full-height windows which frame delightful views over the beautifully landscaped communal grounds. Attractive flooring enhances the sense of space and light, creating an elegant setting for both relaxing and entertaining.

KEY FEATURES



Beautifully presented, tastefully decorated first floor flat.



Three attractive bedrooms, one with en-suite.



Delightful, well tended communal grounds.



Garage and residents parking.



Located in the highly desirable area of Merchiston.



A varied selection of local amenities within walking distance.



EPC Rating - B



Council Tax Band - F



Open to the living area, the sleek contemporary kitchen is fitted with stylish handle less high-gloss wall and base units and enjoys a pleasant leafy outlook to the front, providing a peaceful spot to watch local wildlife. Integrated appliances include an induction hob, oven, fridge/freezer, dishwasher and washing machine, creating a practical and sophisticated space for everyday living. The principal bedroom is a spacious and restful retreat, complete with fitted wardrobes and a stylish en-suite shower room featuring a large shower enclosure, WC and wash hand basin. There are two further well-proportioned bedrooms, making the property ideal for families, guests or those requiring a home office. A beautifully appointed family bathroom completes the accommodation and features a freestanding bath with shower attachment, WC and wash hand basin. The property further benefits from gas central heating, double glazing, a private garage, residents' parking and beautifully maintained communal gardens which provide an attractive green setting throughout the development.





THE LOCAL AREA

Merchiston is a prestigious residential area situated to the South of the City Centre. Bruntsfield and Morningside lie close by, both of which are renowned for their excellent variety of local shops, eateries and amenities such as, Montpeliers, Project Coffee, Piggs wine & tapas bar, the Edinburgh Larder and Matto Pizza.

There are various open spaces that provide an outlet for recreational and leisure activities in the area that are known as Bruntsfield Links and the Meadows. Additionally, The Kings Theatre, Church Hill Theatre and the Dominion Cinema provide theatrical entertainment and showcase the arts to those nearby.

There is excellent schooling in the area and the property falls in the catchment areas for Bruntsfield Primary School, St Peters RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School. The home is also within walking distance of George Watson's College.



EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances will be included in the sale.

The factors are Charles White. There is an initial deposit of £405 and factoring fee is approximately £150 per month (including buildings insurance).

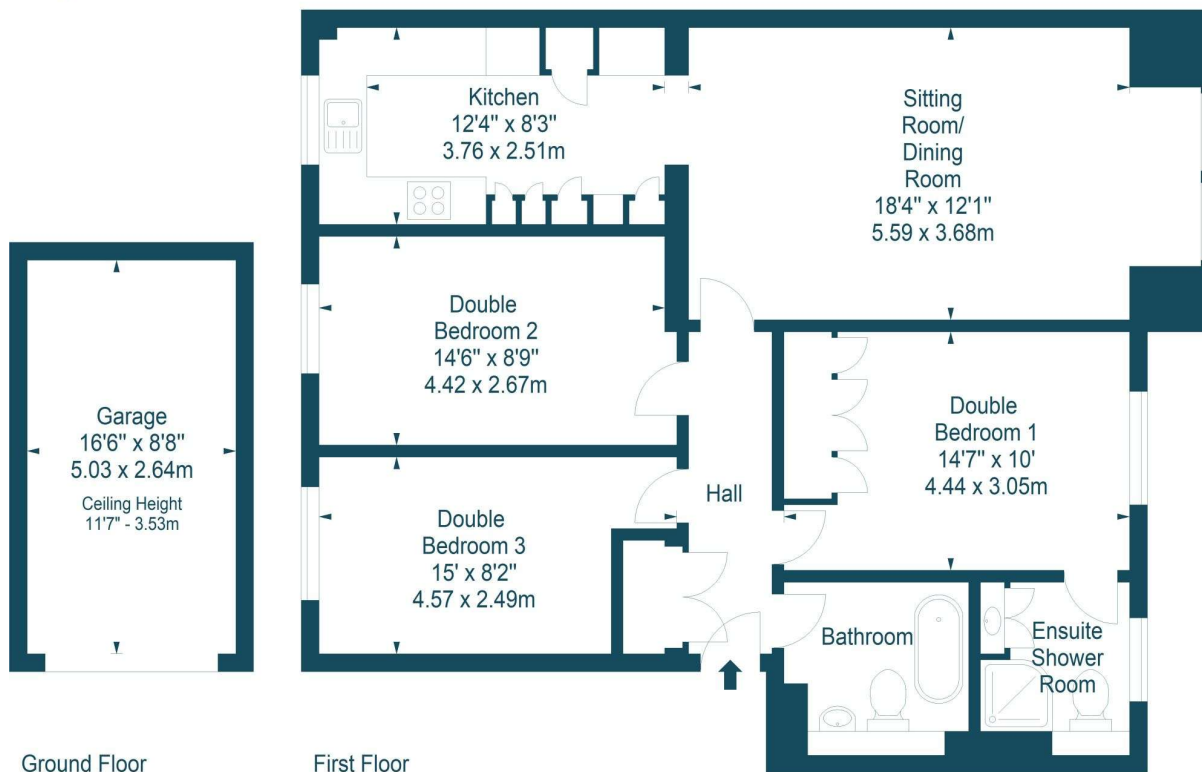
HOME REPORT VALUATION: £425,000



Gillsland Park,
Edinburgh,
Midlothian, EH10 5TN



Approx. Gross Internal Area
977 Sq Ft - 90.76 Sq M
Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

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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.