

# 245b/5 Gilmerton Road

LIBERTON, EDINBURGH, EH16 5TH



*SPACIOUS FIRST FLOOR FLAT IN A PRIME  
LOCATION WITH MODERN BATHROOM AND  
JULIET BALCONY*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

McEwan Fraser Legal is delighted to present this well presented one bedroom first floor flat is ideally located on Gilmerton Road and offers comfortable, well proportioned accommodation, perfectly suited to first time buyers or investors. The property benefits from gas central heating, double glazing, secure entry system, communal bin store, bike shed and off-street parking to the rear.

The spacious living room enjoys excellent natural light and features a Juliet balcony, creating a bright and airy feel. The kitchen is of a good size and offers ample space for everyday cooking and storage. The recently refurbished bathroom has been finished to a modern standard, adding to the property's move in appeal.

All rooms are well proportioned, providing a practical and comfortable layout. With its convenient location, modern upgrades and strong rental potential, this flat represents an excellent opportunity for a wide range of buyers.

---











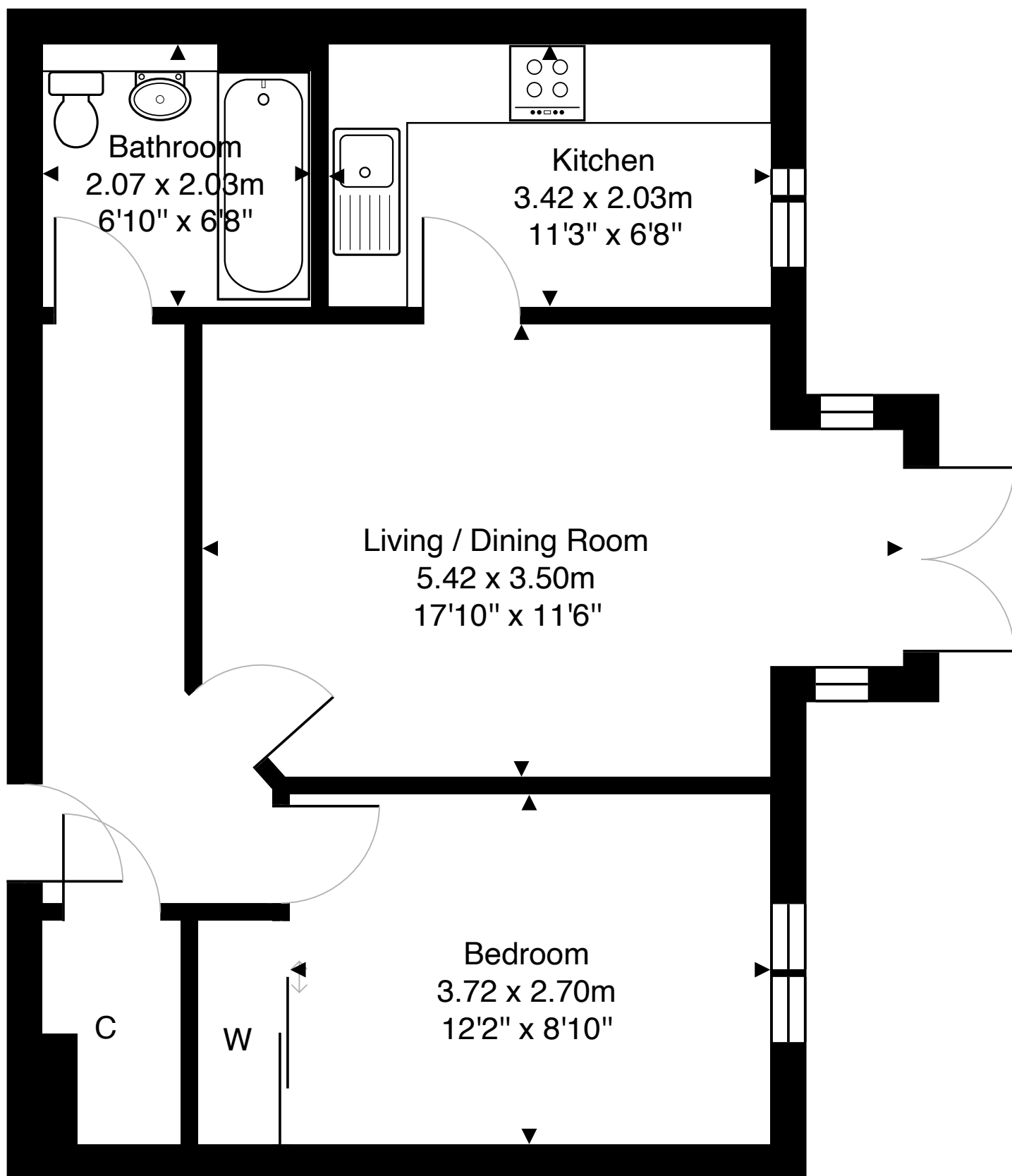


**The Bedroom**









Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>

EPC Rating: C









---

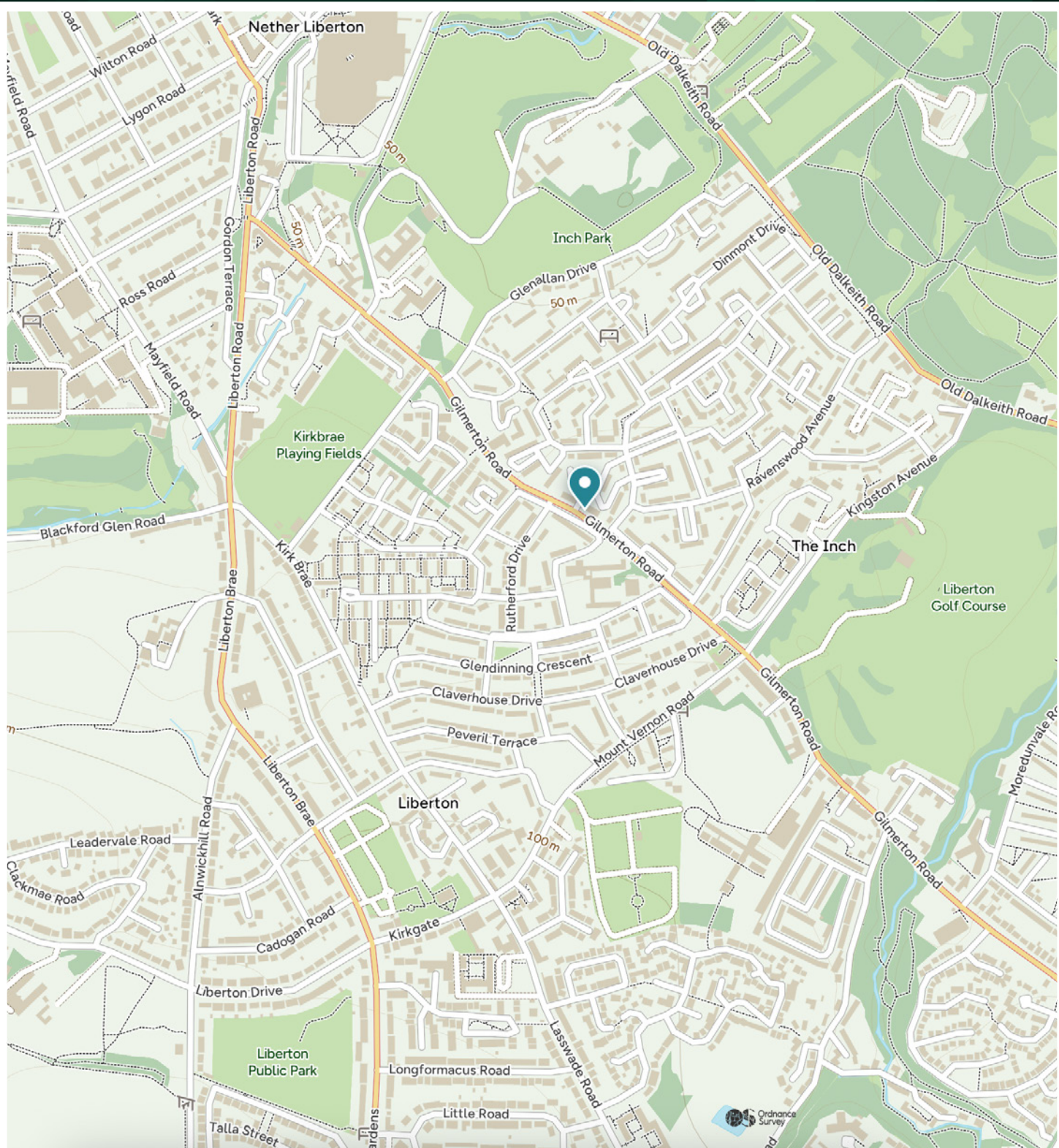
Liberton is a sought-after residential area south of Edinburgh's centre. Local services include a bank, post office, chemist, and various shops. Larger retail options at Cameron Toll Shopping Centre and Straiton Park are a short drive away. The area offers excellent education with nurseries, primary, and secondary schools nearby, plus several independent schools accessible by bus. The University of Edinburgh's King's Buildings campus is within walking distance, and the Edinburgh Royal Infirmary is a short journey away.

Public transport services are strong, facilitating easy travel to the city's cultural, recreational, and educational venues. The area is also particularly convenient for road connections, providing swift access to the city bypass, the Scottish motorway network, the A1, and Edinburgh International Airport.

For recreation, enjoy walks on Blackford Hill for panoramic city views or through the wooded Hermitage along the Braidburn. The area is also home to three golf courses: Liberton, Craigmillar Park, and the public Braid Hills course.

---





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.