



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



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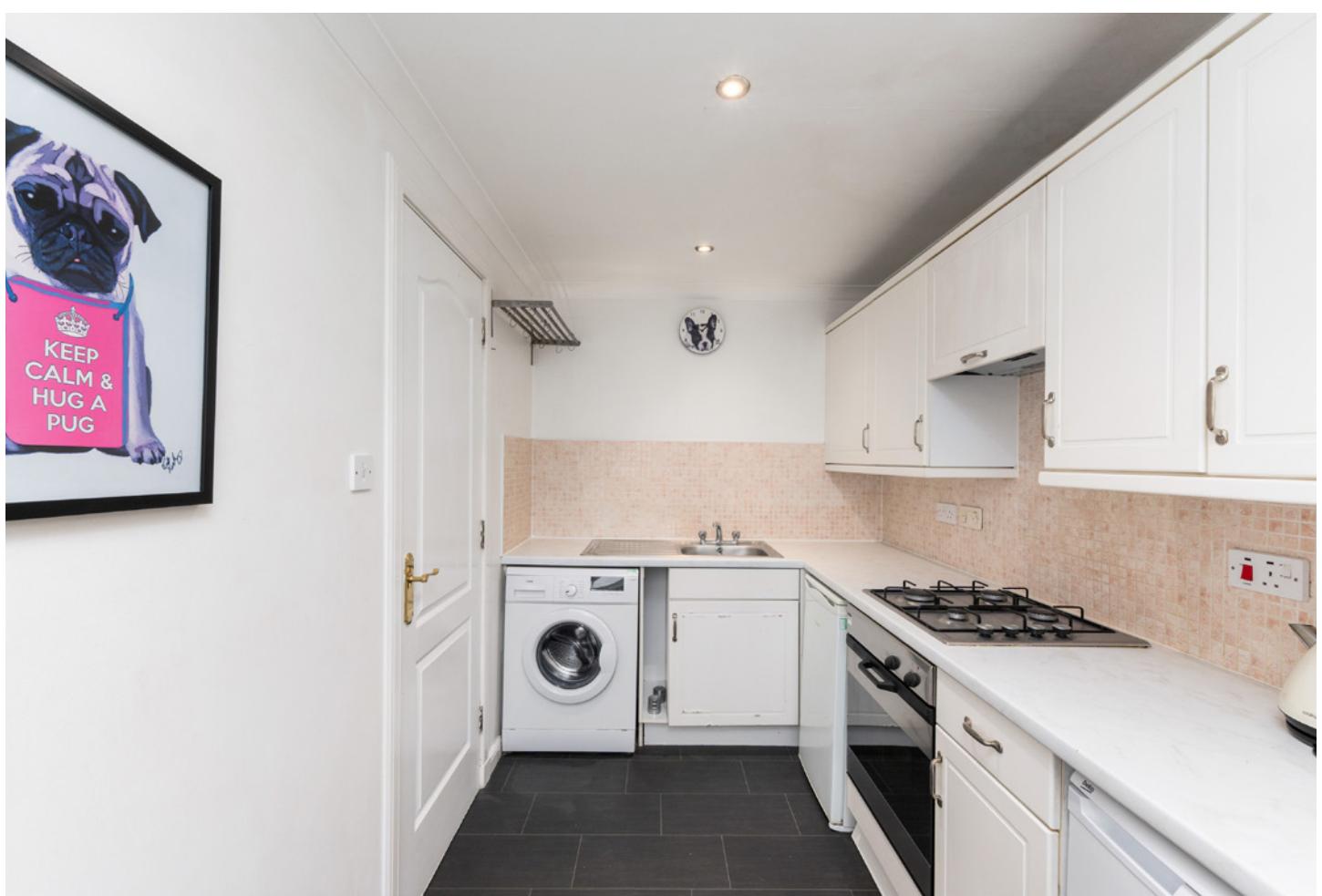
McEwan Fraser Legal is delighted to present this well presented one bedroom first floor flat is ideally located on Gilmerton Road and offers comfortable, well proportioned accommodation, perfectly suited to first time buyers or investors. The property benefits from gas central heating, double glazing, 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 Property



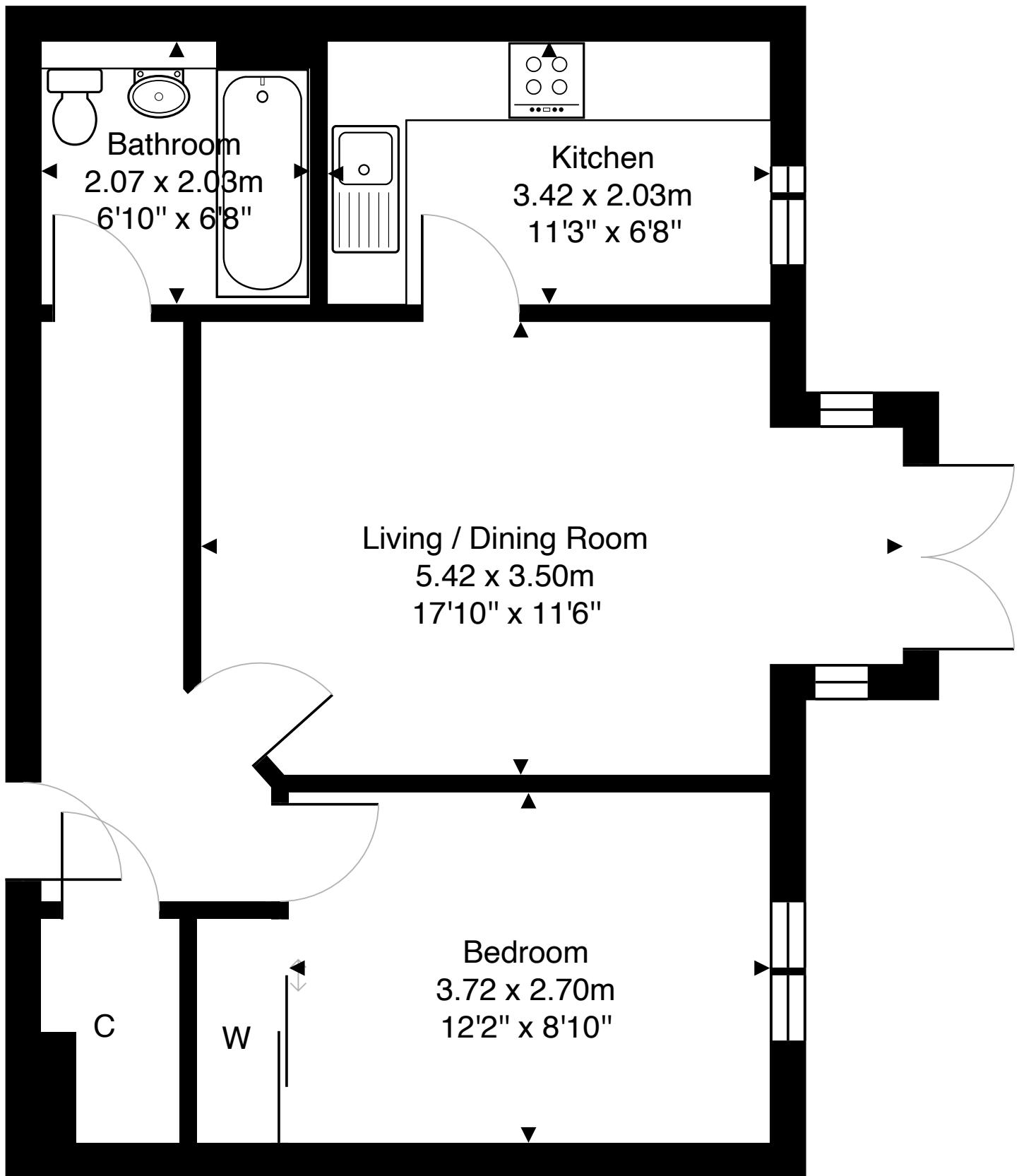




The Bedroom







Gross internal floor area (m²): 49m²

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.

The Location

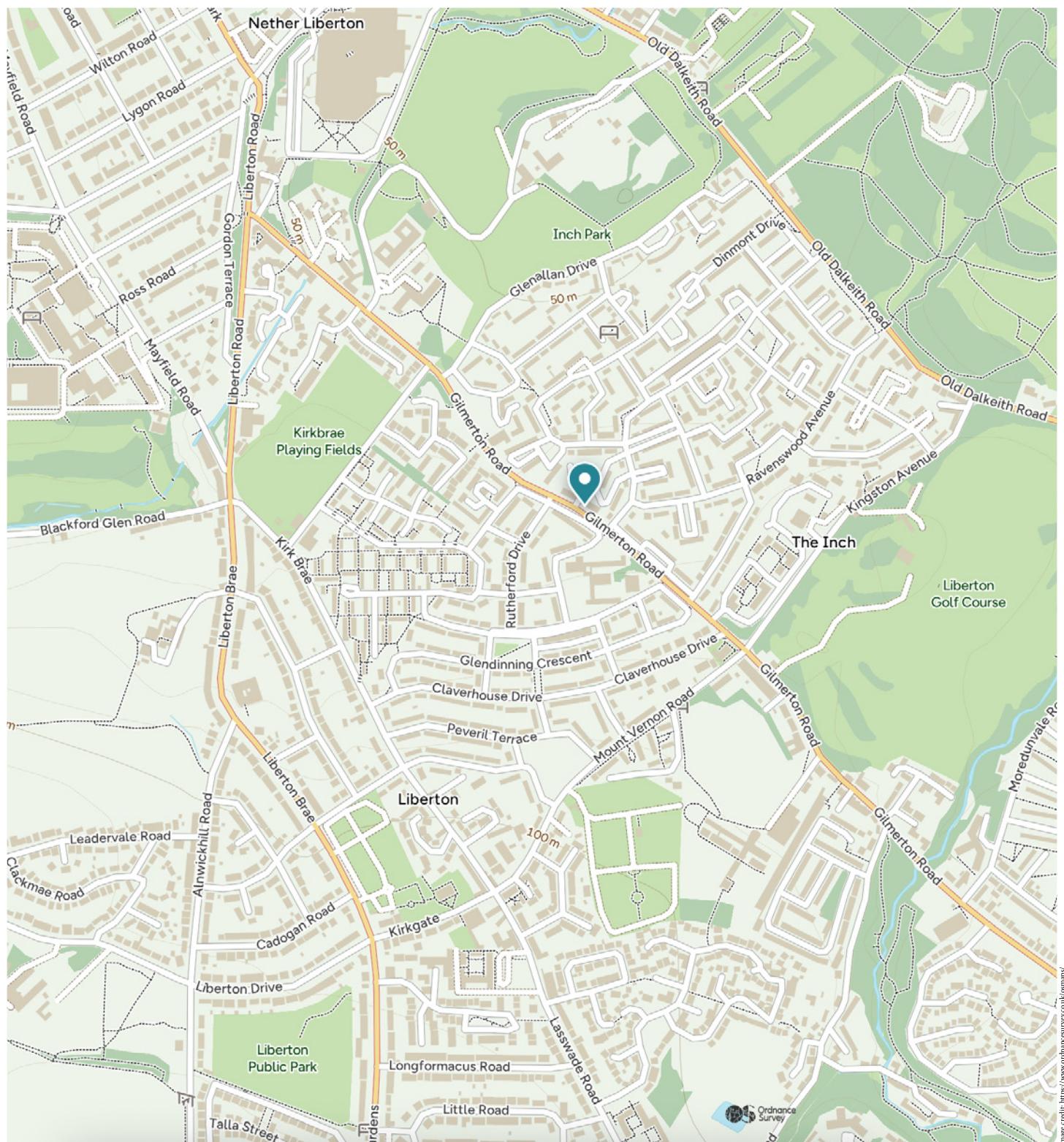


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Part
Exchange
Available



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