



Solicitors & Estate Agents



Offers Over
£175,000

346/4 Gilmerton Road

Gilmerton | Edinburgh | EH17 7PU

Neilsons are delighted to offer to the market, this generously proportioned, light-filled 1st floor flat forming part of an established modern development with pleasant communal gardens and residents parking. The property is conveniently positioned close to excellent commuting links and local amenities, with a bus stop literally on the doorstep, leading to the city centre.

-  2 Bedrooms
-  1 Public rooms
-  2 Bathrooms
-  Communal Gardens
-  Residents Parking
-  EPC Rating – B
-  Council Tax Band - E



Description

The accommodation benefits from a spacious, neutral interior, a dual aspect and excellent natural light throughout and shall undoubtedly appeal to the first time buyers, professionals or investor alike, meriting internal viewing to be fully appreciated. Access is via a secure door entyphone system into the well kept communal stairwell with stairs leading to all floors. Flat 4, located on the first floor, comprises; welcoming entrance hallway with good storage provisions including a useful utility cupboard.

There is a spacious, front-facing reception/dining room opening to the modern fitted kitchen, again with window to front. The kitchen itself is fitted with a range of wall and base units with built-in gas hob, electric oven and hood, integrated fridge freezer and microwave. There are two rear-facing double bedrooms, both offering storage facilities with the principal bedroom benefiting from a modern en-suite shower room. Lastly, the bathroom comprises of a white three piece suite with shower unit over bath.

Further benefits include gas central heating and double glazing. NB: The entryphone system is fully operational, however the handset holder within the hall is currently broken and shall be sold as seen.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in gas hob, electric oven, hood, integrated fridge freezer and microwave. The free standing dishwasher, washing machine, shelving unit in the utility cupboard, wall-mounted TV in bedroom 2 and furniture in the reception room can also be included in the sale if desired.

Externally

There is a well kept communal garden located to the rear of the building together with residents parking and a lock up.

Factors

Hacking & Patterson are the Factoring Agents for the development to which a fee of approx. £200 per quarter is payable for the upkeep of the communal garden grounds, stair cleaning and maintenance and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





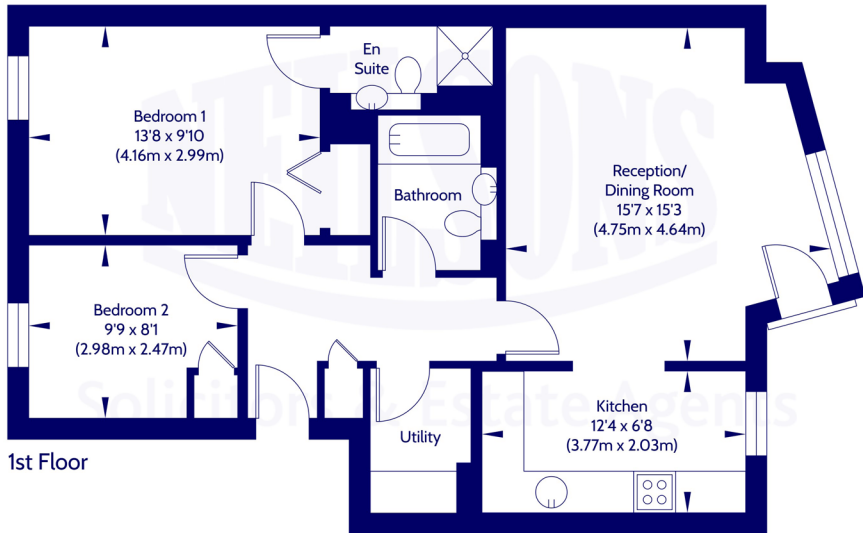
Location

Gilmerton Road forms part of the popular district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's and Aldi supermarket only a short distance away. Cameron Toll shopping centre provides a more extensive range of shopping requirements and is within walking distance or just a short journey by car or bus. Excellent public transport services operate on Gilmerton Road itself with frequent bus links to and from the city centre and surrounding areas. The city bypass is only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. The Cameron Toll centre also houses a gym with many lovely walks available at the Hermitage of Braid and Blackford Hill Local Nature Reserve. Schooling in the vicinity ranges from nursery to secondary level and the Edinburgh University Kings Building campus together with the new Edinburgh Royal Infirmary and Sick Kids hospitals are all within easy reach.





Approx. Gross Internal Floor Area 67 Sq M / 725 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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