



Estate Agents and Solicitors

## 237b/2 Gilmerton Road, The Walled Garden, Edinburgh, EH16 5TH

Two-Bedroom, Ground-Floor, Corner-Aspect, Garden Flat

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# Property Description

Light and tastefully presented, two-bedroom, corner-aspect, ground-floor, garden flat, forming part of a modern, residential development. Conveniently located in the popular Liberton area, lying south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a modern fitted kitchen, with appliances, and an enclosed, private garden with lawn and a patio. In addition, there is gas central heating, double glazing, and good storage, including integrated wardrobes.

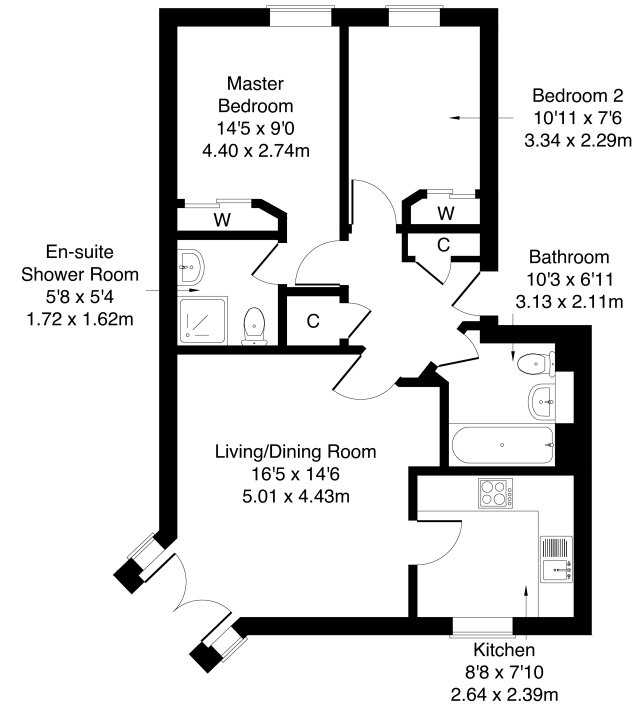
The development forms a quiet cul-de-sac, and offers a secure entry system and ample, unrestricted residential parking.

A welcoming entrance hall, providing access to all rooms except the kitchen, includes two cupboards and the secured entry handset. A well-proportioned reception room offers a versatile floor plan for both lounge and dining furniture and opens onto the private garden via French doors. Conveniently set off the living and dining room, a kitchen is fitted with neutrally-toned units, wood-effect worktops and a tiled surround. Appliances include a sink with a drainer, a fridge, a washing machine, an integrated oven and a gas hob, with a canopy above.

Set to the opposite aspect, two double bedrooms include built-in mirrored wardrobes, with the master bedroom further benefiting from an en-suite shower room.

Completing the accommodation, a bathroom is fitted with a three-piece suite, including a shower-over-bath, and tiled splash walls.

**omov<sup>8</sup> REAL ESTATE** Flat 2, 237B Gilmerton Road, Edinburgh, EH16 5TH  
Estate Agents and Solicitors Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are situated

throughout, whilst the Braid and the Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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