



Flat 3, 1 O'donnel Road, Edinburgh, EH17 8ZN

Immaculately Presented, Two Bedroom, Dual Aspect, First Floor Apartment

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Property Description

Immaculately presented, two-bedroom, dual aspect, first-floor apartment with open views. Forming part of a modern, factored development, located in the Gilmerton area, south of Edinburgh city centre.

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

Highlights include a modern kitchen and bathroom suites, stylish continuous flooring, a Juliet balcony, and light neutral decor throughout - ready-to-move-in. In addition, there is gas central heating, double glazing, spotlighting, and good storage provision including bedroom wardrobes.

Set adjacent to a large shared green, the development also provides a secure entry system, a shared bike store, and a residents' car park.

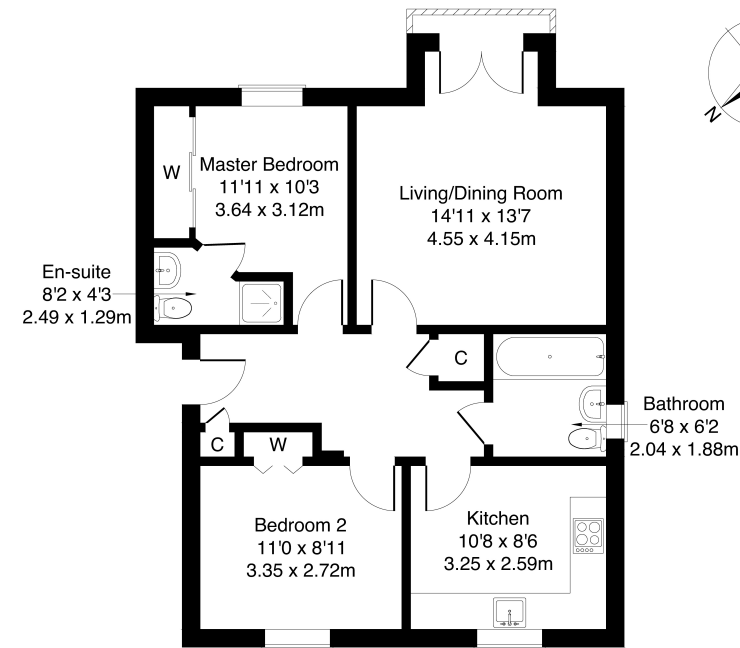
A light and welcoming hallway features quality wood-effect flooring continuing throughout, the secured entry handset, and two built-in store cupboards. A good-sized public room accommodates lounge and dining furniture and features a Juliet balcony with open views, a wall-mount TV point, and recessed spotlighting. Set to the rear, a stylish kitchen includes wood-effect worktops with matching up-stands, a sink with a drainer, and an integrated electric oven and gas hob with canopy and a stainless steel splash-back.

Front-facing, a tastefully finished master bedroom includes a built-in mirrored wardrobe and an en-suite shower room with a two-piece suite and an integrated cubicle. A second double bedroom is set to the rear and also includes a built-in wardrobe. Completing the accommodation, set internally off the hall, the family bathroom is fitted with a modern three-piece suite, with tiled splash walls and recessed spotlighting.

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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



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

Area Description

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are

easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





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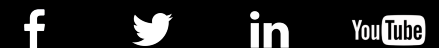
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