



Flat 10, 9 Philip Terrace, Gilmerton, Edinburgh, EH16 6FJ

Immaculately Presented, Two-Bedroom, Third-Floor (Top) Apartment

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Property Description

Immaculately presented, two-bedroom, third-floor (top) apartment, forming part of a modern, factored development. Located in the popular Gilmerton area, south of Edinburgh city centre.

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

Highlights include Juliet balconies, modern bathrooms and a stylish fitted kitchen with a full range of appliances. In move-in condition, with light contemporary decor throughout, gas central heating, double glazing and superb storage provision.

In addition, there are shared landscaped grounds, a secured entry, a bike store and unrestricted residential parking.

A carpeted hallway features the secured entry handset and two built-in cupboards, with the larger store also housing a dryer. A living room includes a built-in store cupboard, carpeted flooring, a central light fitting and open views from the Juliet balcony, with patio doors. Set off the living room, a kitchen features wood-effect worktops with matching up-stands, a sink with drainer, a washing machine, dishwasher, fridge/freezer, an integrated oven, gas hob and canopy.

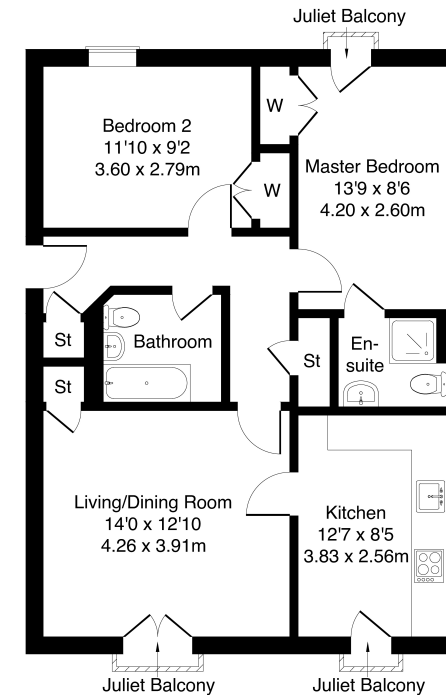
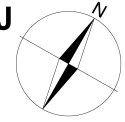
Both double bedrooms are set to the opposite aspect and include built-in wardrobes and carpeted flooring, whilst the master bedroom features an en-suite with a two-piece suite and corner shower cubicle.

A bright bathroom is set internally off the hall and is fitted with a modern three-piece suite and tiled splash walls.



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Approximate Gross Internal Area: (743 sq ft - 69 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 within easv

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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