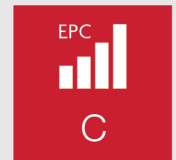




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159/1 Gilmore Place

Bruntsfield, Edinburgh, EH3 9PW





Summary

Forming part of a handsome traditional tenement building in Bruntisfield, within the Merchiston and Greenhill conservation area, this two-bedroom first-floor flat is beautifully presented with tasteful interiors and neutral décor throughout. The flat benefits from excellent amenities on the doorstep and within easy reach, including shops, schools at primary and secondary level, transport links across the city, and scenic open spaces such as The Meadows and Bruntisfield Links.

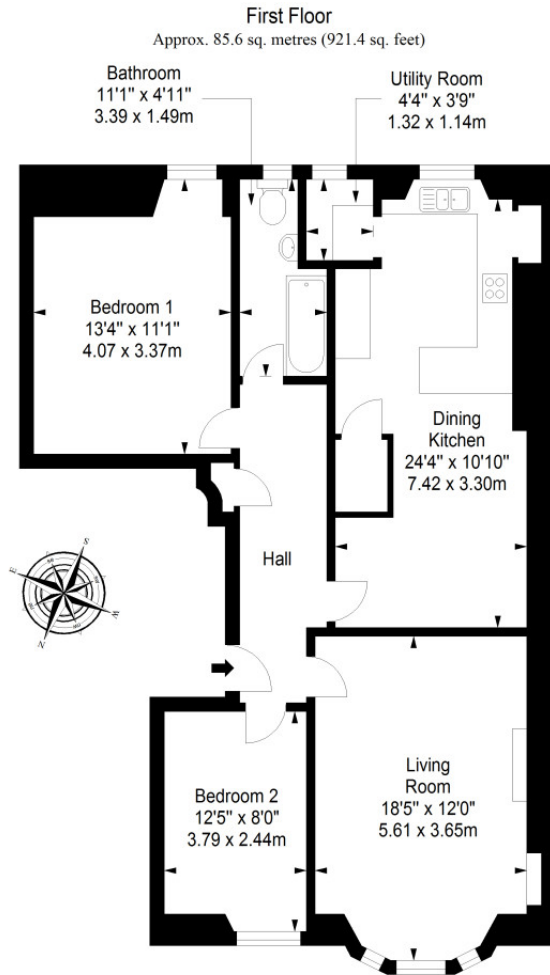
Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, freestanding small white fridge (SMEG fridge is not included), freezer, and washing machine, and fitted bedroom wardrobes will be included in the sale.

Features

- Traditional first-floor flat in Bruntisfield
- Beautifully presented, neutral interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Generous, bay-front living room with fireplace, cornicing, and a ceiling rose
- Airy, south-facing dining kitchen
- Two well-proportioned double bedrooms with fitted wardrobes
- Modern bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking nearby (Zone S3)
- Gas central heating and double glazing



Floorplan



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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