



Property Description

Immaculately presented, one-bedroom, main door, corner-aspect ground-floor flat, forming part of a characterful period stone-built residence. Located in the popular Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hallway, a living room, a kitchen, a double bedroom, and a bathroom.

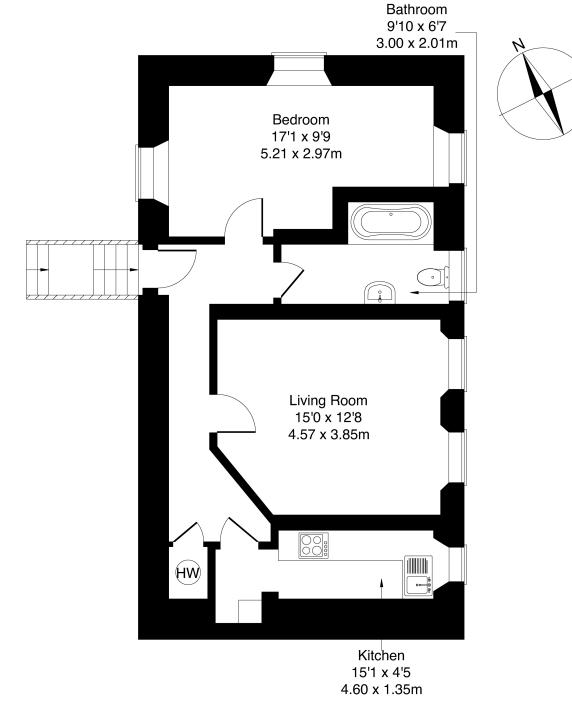
An ideal starter home or buy-to-let, finished to an exemplary standard.

Features include a modern fitted kitchen with appliances, a newly fitted bathroom (Dec 25'), and new HIVE gas central heating (Jan 26'). In addition, there is double glazing, quality wooden doors, an alarm system, with contemporary flooring, lighting and decor - ready-to-move-in.

There is off-street residential parking within the grounds, together with a shared drying area.

The welcoming entrance hallway provides access to all rooms within the property, creating a practical and well-laid-out home. The bright and spacious living room features attractive wood-effect flooring, a central light fitting and two well-positioned windows that allow an abundance of natural light to flow through the space. There is ample room for both lounge furniture and a small dining area, making it an ideal setting for relaxing or entertaining. The fitted kitchen is finished with wood-effect flooring, stone-effect worktops and a complementary tiled splashback. Additional features include under-cabinet lighting and a stainless steel sink with a drainer. Integrated and freestanding appliances include a fridge freezer, washing machine and a cooker with an electric hob. A hot water cupboard is conveniently located at the front of the property.

The generously sized bedroom benefits from soft carpeted flooring, a central light fitting and plenty of space for a double bed, along with additional bedroom furniture such as wardrobes or drawers, offering a comfortable and restful retreat. Completing the property is a modern, well-presented three-piece bathroom comprising tiled-effect flooring, a stone-effect splashback surround, a central light fitting and a ladder-style heated radiator.



Ground Floor

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 popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straitton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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