



39/2, Gilmore Place, Bruntsfield, Edinburgh, EH3 9NG

Tastefully Presented and Spacious Two-Bedroom, First-Floor Flat

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Property Description

Tastefully presented and spacious, a two-bedroom, first-floor flat, forming part of a charming traditional Georgian stone-built terrace. Located in Edinburgh's highly sought-after Bruntsfield area, just south of the city centre.

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

This period property features tall ceilings, cornice work, a front-facing bay window, and spacious room sizes. In addition, the property features modern gas central heating, a stylish fitted kitchen and bathroom, a multifuel stove in the lounge, and quality oak-wood flooring.

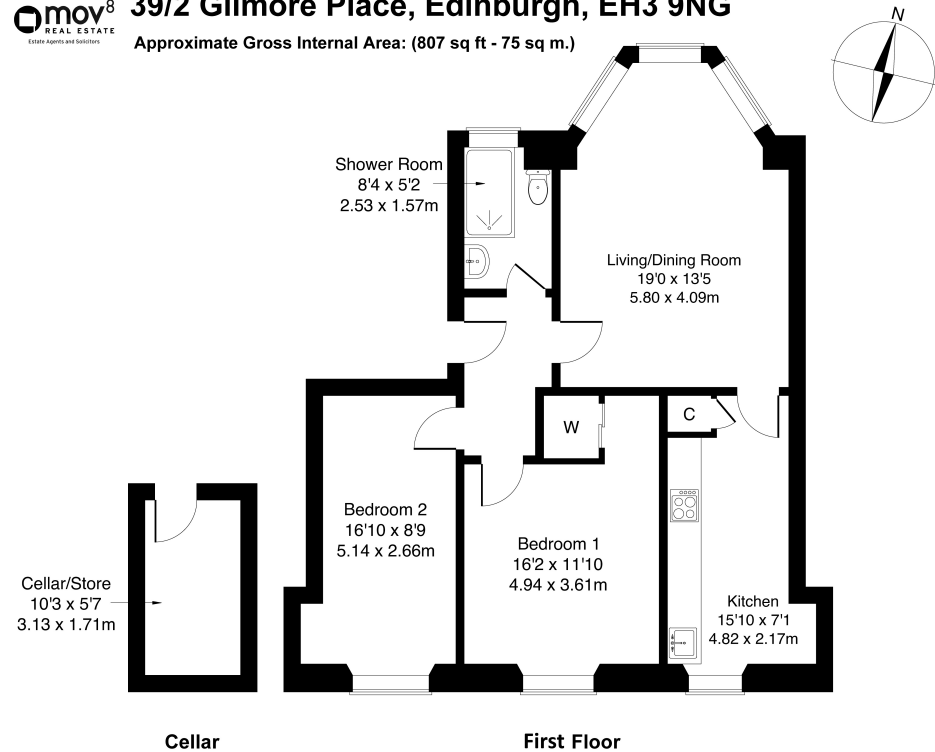
There is a communal cellar in the communal hall, together with a shared storage area, and a highly maintained and secluded shared rear garden. With superb transport links, close by are the iconic Bruntsfield Links and Meadows parklands, with zoned parking to the front and surrounding streets.

An entrance hallway with solid oak flooring welcomes you into the property, with the living room offering a cosy fireplace and a charming window that creates an inviting space for entertaining, along with a wall-mounted TV point. Set just off to the side, the kitchen features contemporary countertops with a stainless-steel sink and drainer, an integrated oven and gas hob with canopy, plus a washing machine, dishwasher, and fridge-freezer.

Bedrooms one and two are finished with original floorboards and enjoy large windows that allow plenty of natural light to fill the space, with bedroom one also benefiting from a built-in cupboard. Completing the property is the family shower room, thoughtfully finished and enhanced with underfloor heating.

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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



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

Area Description

Bruntsfield is a highly sought-after area that appeals to families, professionals, and students thanks to its excellent location near Edinburgh's city centre, with easy access to financial districts and several universities. Its lively streets are lined with popular bistros, cafés, bars, and independent shops, giving the area a vibrant, continental feel. Additional shopping and amenities can be found in nearby Church Hill and Morningside, home to one of the city's two Waitrose supermarkets, the Dominion multi-screen cinema, Church Hill Theatre, and the much larger and closer

Kings Theatre is due to reopen following its refurbishment in Spring 2026. Residents enjoy ample green space at Bruntsfield Links and the Meadows, while peaceful walks along the Union Canal and leisure facilities at Fountain Park — including a cinema and gym — add to the appeal. Much of central Edinburgh is within walking distance, and frequent bus services run from Gilmore and Bruntsfield Place, ensuring strong public transport links. For families, the area falls within the catchment for the well-regarded Boroughmuir High School, further enhancing its desirability.





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