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346/3 Gilmerton Road, Liberton, Edinburgh, EH17 7PU

Well Presented, Two Bedroom, First Floor Apartment

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Property Description

Well presented, two-bedroom, first-floor apartment, set in a modern, factored apartment block, located in the popular Liberton area, to the south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, double bedroom, single bedroom, a bathroom and an en-suite shower room.

Features include a modern fitted kitchen with integrated appliances, gas central heating, double glazing, TV and telephone points, a secure entry system and integrated storage provision.

Externally the property benefits from ample unallocated parking set within the resident's car park to the rear, and shared grounds.

The entrance hall has two storage cupboards, the entryphone handset and opens into the bright and spacious living/dining room which features wood laminate flooring and a generous window affording lots of natural light and with a glass door opening to a Juliet balcony.

Set to the rear, the kitchen is fitted with contemporary units with stone effect worktops, a stainless steel sink with drainer and a tiled surround. Appliances include an integrated gas hob, electric oven, extractor hood, fridge/freezer and washing machine.

Set to the rear, the master bedroom features a built-in wardrobe and en-suite shower room with a mains shower, whilst bedroom two is similarly finished, also with carpeting and a built-in wardrobe. Set internally of the hall, the bathroom includes a modern white three-piece suite with a mains over-bath shower, tiled splashbacks and storage units.

A 360 Virtual Tour is available online.

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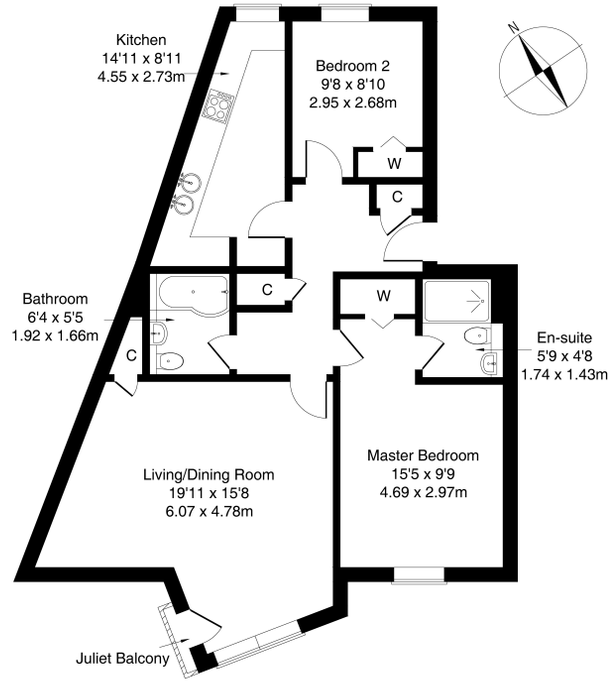
Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



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

Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.

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