




McEwan Fraser Legal

Solicitors & Estate Agents

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2/4 Hyvot Bank Avenue

GILMERTON, EDINBURGH, EH17 8NJ

Gilmerton

EDINBURGH, EH17 8NJ

The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The City Bypass, which is a few minutes drive from the property, provides excellent commuting links with both east and west. There is an excellent bus service minutes walk from the property providing quick and easy access to the city centre and surrounding areas.





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GILMERTON, EDINBURGH, EH17 8NJ

"... popular three-bedroom first floor flat, well located within the Gilmerton area ..."

An excellent opportunity has arisen to acquire this popular three-bedroom first floor flat, well located within the Gilmerton area of Edinburgh while making for an ideal first-time-buyer or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a linen cupboard, a bright and spacious lounge/diner with built-in storage and a fully fitted kitchen which benefits from an integrated electric four-ring hob/oven and extractor hood.

There are three double bedrooms, one of which has further built-in storage and a three-piece, partially tiled bathroom with an overhead shower.

This property also benefits from; views of Arthur Seat and Salisbury Crags from the front, gas central heating, full double glazing, communal drying green and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.23m (13'11") x 4.00m (13'1")
Kitchen	3.46m (11'4") x 1.90m (6'3")
Bedroom 1	4.00m (13'1") x 3.47m (11'5")
Bedroom 2	4.65m (15'3") x 2.50m (8'2")
Bedroom 3	3.46m (11'4") x 3.02m (9'11")
Bathroom	2.40m (7'10") x 1.56m (5'1")

Gross internal floor area (m²): 77m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

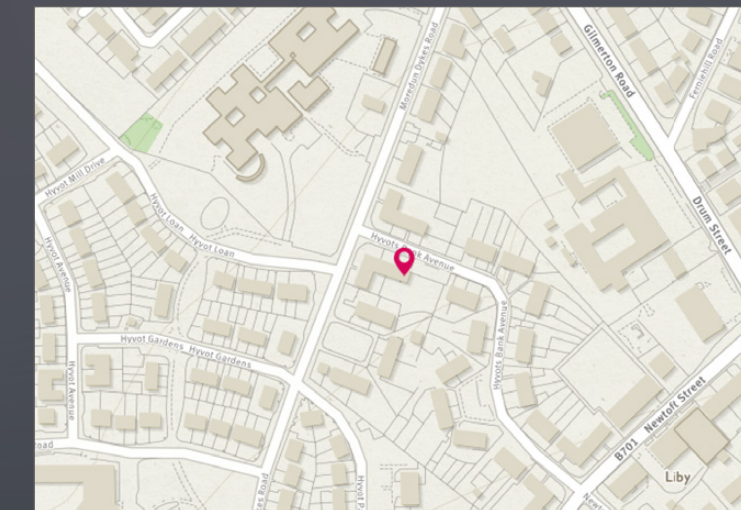


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**Part
 Exchange
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