

60/3 Gilmore Place

BRUNTSFIELD, EDINBURGH, EH3 9NX



*SPACIOUS ONE-BEDROOM
TOP-FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



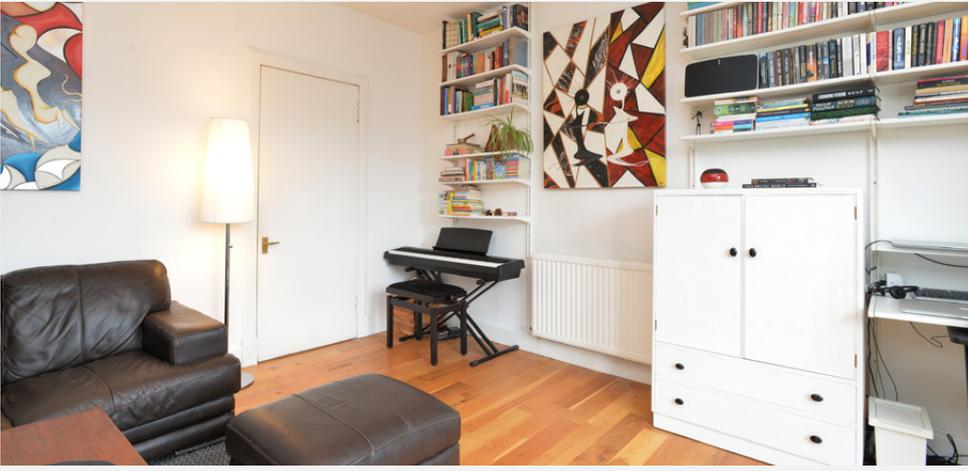


McEwan Fraser is delighted to present this spacious one-bedroom top-floor flat to the market. The property is offered to the market in excellent internal condition and would make an ideal first time buy or sound investment. The property is situated on Gilmour Place and enjoys easy access to Bruntsfield Place, Fountainbridge and the City Centre.

Internally, accommodation is focused on a bright and spacious living room that offer plenty of space for a large suite and supporting furniture. The property also benefits from a kitchen/breakfast room that has a good range of base and wall-mounted units, excellent prep and storage space, and an integrated hob and oven. Space is provided for free standing appliances and a four-seat table. The bedroom is a generous double with integrated storage and plenty of space for a full suite of bedroom furniture. The central hallway gives access to a beautiful shower room which completes the accommodation. Recently refitted, the shower room enjoys partial tiling, a white suite, a walk-in shower, and a window for natural light and extra ventilation.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

The Lounge



The Kitchen

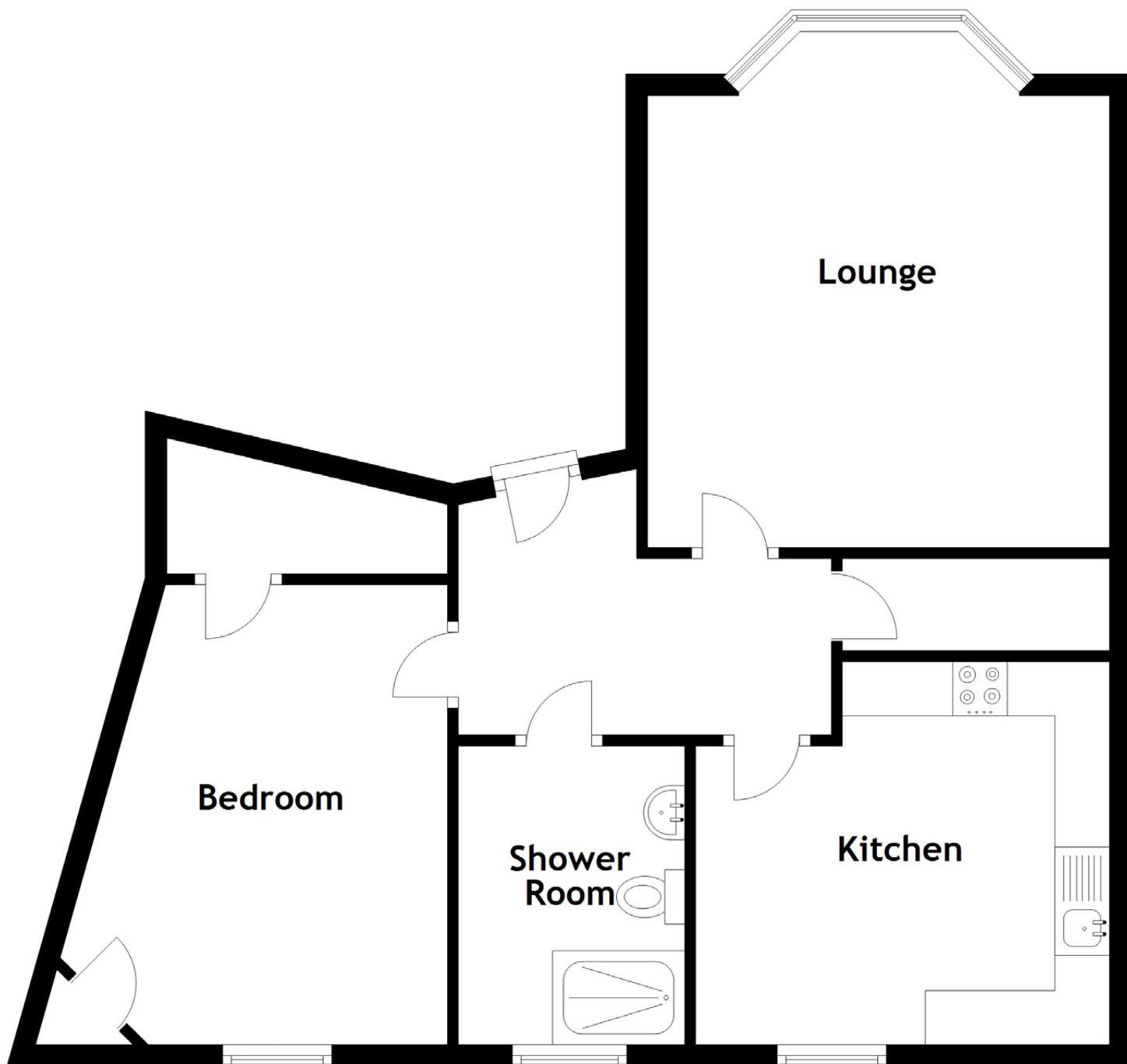




The Bedroom







Approximate Dimensions
 (Taken from the widest point)

Lounge	5.06m (16'7") x 4.23m (13'11")	Gross internal floor area (m ²): 61m ² EPC Rating: D
Kitchen	3.79m (12'5") x 3.54m (11'7")	
Bedroom	4.25m (13'11") x 3.06m (10'1")	
Shower Room	2.76m (9'1") x 2.07m (6'10")	

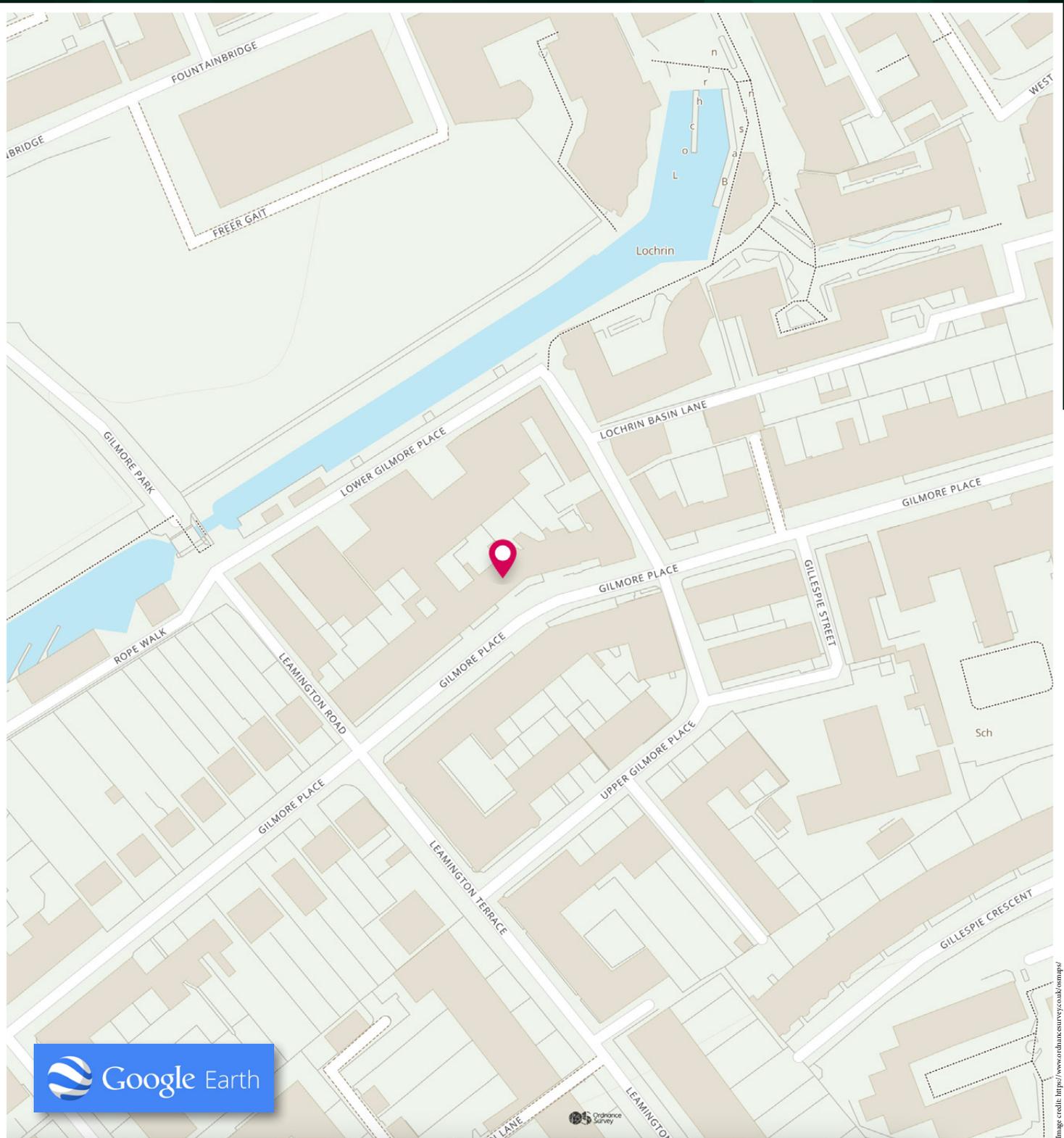




Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital.

The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.