

277/5 Gilmerton Road

LIBERTON, EDINBURGH, EH16 5TT



Generous, two double bedroom, top floor flat that boasts a private balcony and communal rear garden



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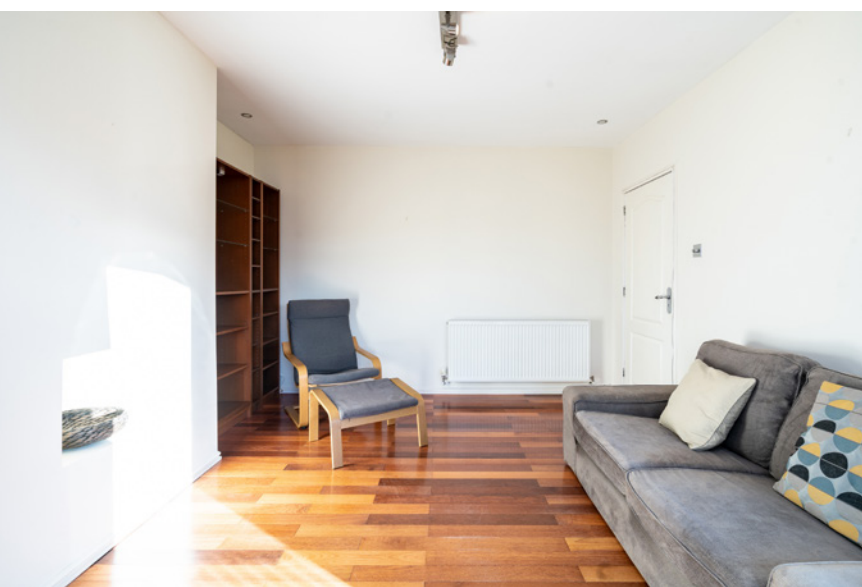


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McEwan Fraser is delighted to present this generous, two-double bedroom, top-floor flat that boasts a private balcony and communal rear garden. The property enjoys lovely open views toward the Pentland and Blackford Hills and is presented to the market in good condition. The property is well positioned in sought-after Liberton and would make an ideal first-time buy or sound buy-to-let investment. Further benefits include gas central heating, double glazing, a secure storage cupboard in the common stair, and unrestricted parking in the immediate area.

THE LIVING ROOM



Accommodation is focused on a bright and spacious living room that is neutrally decorated and finished with hardwood flooring. There is plenty of space for a large furniture suite, and a door to one side opens directly onto the private balcony.

THE BALCONY



THE KITCHEN



The kitchen overlooks the rear garden and is comprised of high-quality base and wall-mounted units which are arranged around a range-style cooker and set against a tiled splashback.





The bedrooms are both well-proportioned doubles that include fitted wardrobes and ample space for further freestanding bedroom furniture. The property is completed by the bathroom which is tiled and finished with a three-piece white suite and shower over bath.

Internal viewing is highly recommended.

THE BATHROOM



BEDROOM 1



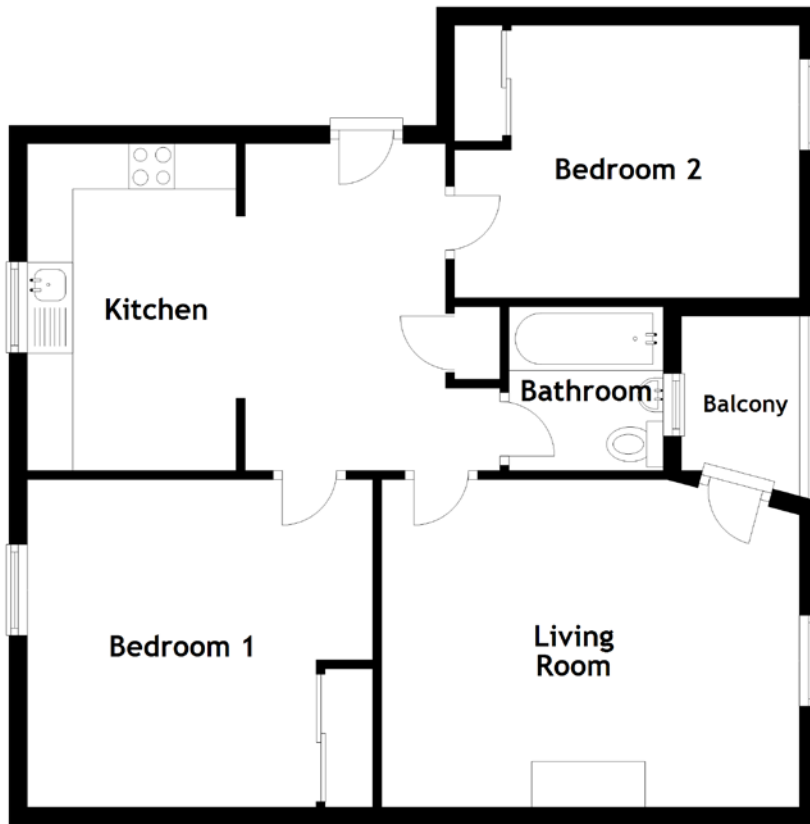
BEDROOM 2



EXTERNAL & VIEW



FLOOR PLAN, DIMENSIONS & MAP

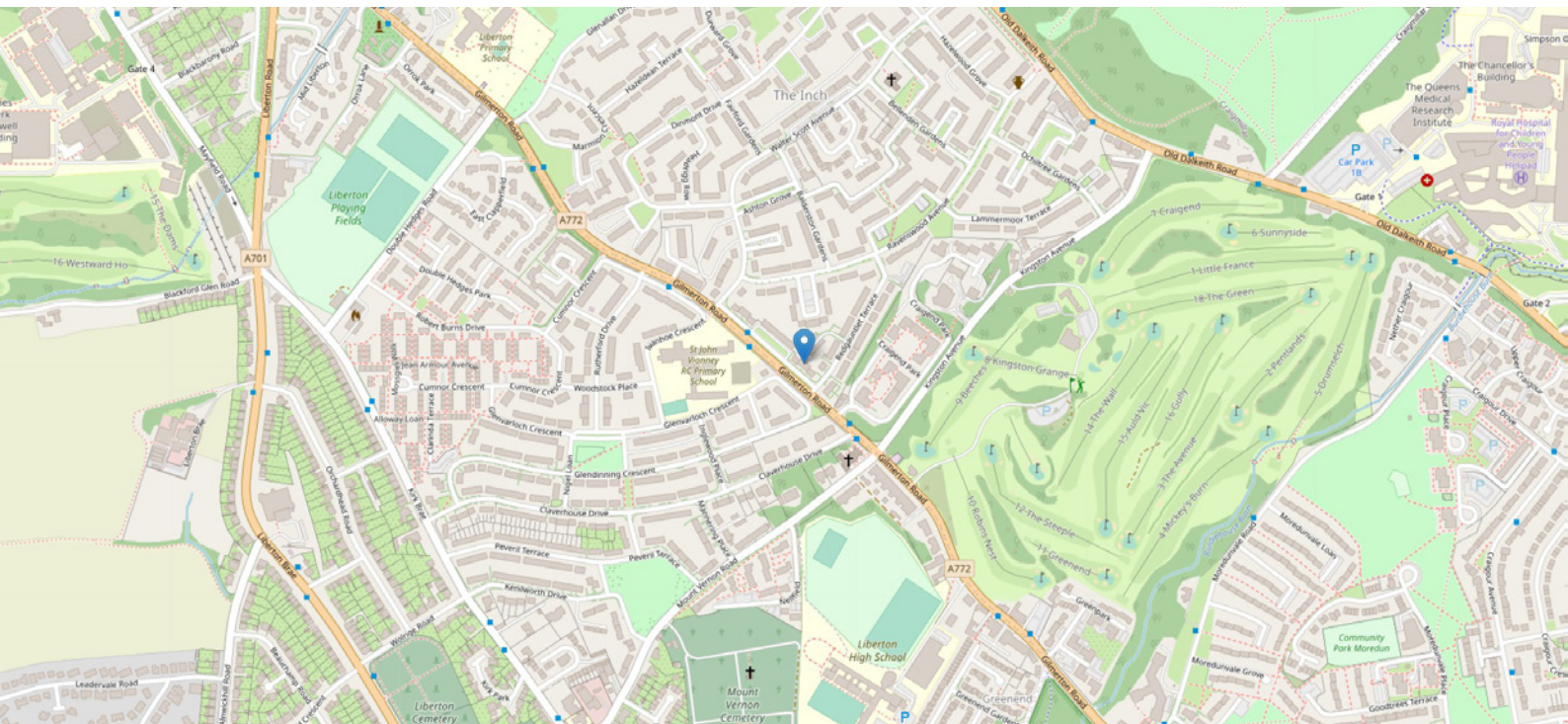


Approximate Dimensions
(Taken from the widest point)

Living Room 4.60m (15'1") x 3.60m (11'10")
 Balcony 2.20m (7'3") x 1.40m (4'7")
 Kitchen 3.60m (11'10") x 2.30m (7'7")

Bedroom 1 3.80m (12'6") x 3.60m (11'10")
 Bedroom 2 3.80m (12'6") x 3.00m (9'10")
 Bathroom 1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 73m²
 EPC Rating: C



THE LOCATION

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass.





It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary, the Medical School and the new Sick Kids' at Little France.

Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsburys.



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