

19/5 East Kilngate Rigg

GILMERTON, EDINBURGH, EH17 8UA



*BRIGHT AND MODERN TWO-BEDROOM
FLAT WITH STUNNING COUNTRYSIDE VIEWS*



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Brought to market in excellent condition, this bright and spacious two-bedroom flat offers the perfect first home, enjoying impressive open views over the surrounding countryside.

Upon entering, the welcoming hallway leads to the large living room on the right; a bright, airy space with generous proportions and stunning outlooks. Adjacent to the living room is the modern kitchen, fitted with an electric hob, oven, free-standing washing machine, and fridge/freezer, along with ample worktop and storage space.

The Property





The property features one double bedroom and one single bedroom, one of which benefits from integrated storage. A contemporary three-piece bathroom suite completes the accommodation.



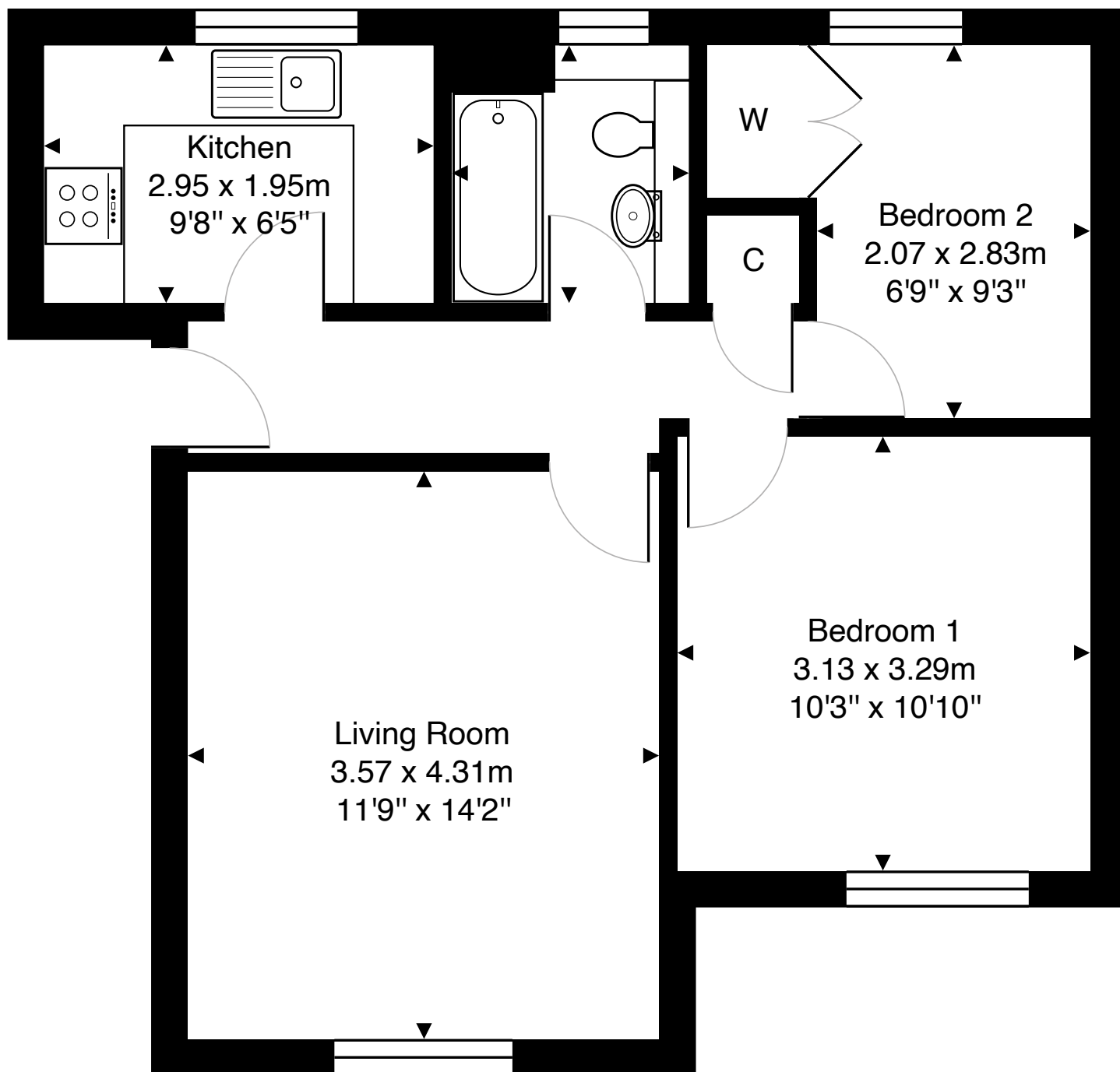


Bedroom 2





Bathroom
1.80 x 1.95m
5'11" x 6'5"



Gross internal floor area (m²): 50m²

EPC Rating: C



Externally, residents benefit from shared bike storage, well-maintained communal grounds and convenient off-street parking. With its excellent condition, modern finish, and peaceful setting with countryside views, this flat is an ideal opportunity for first-time buyers or those seeking a quiet yet well-connected home.





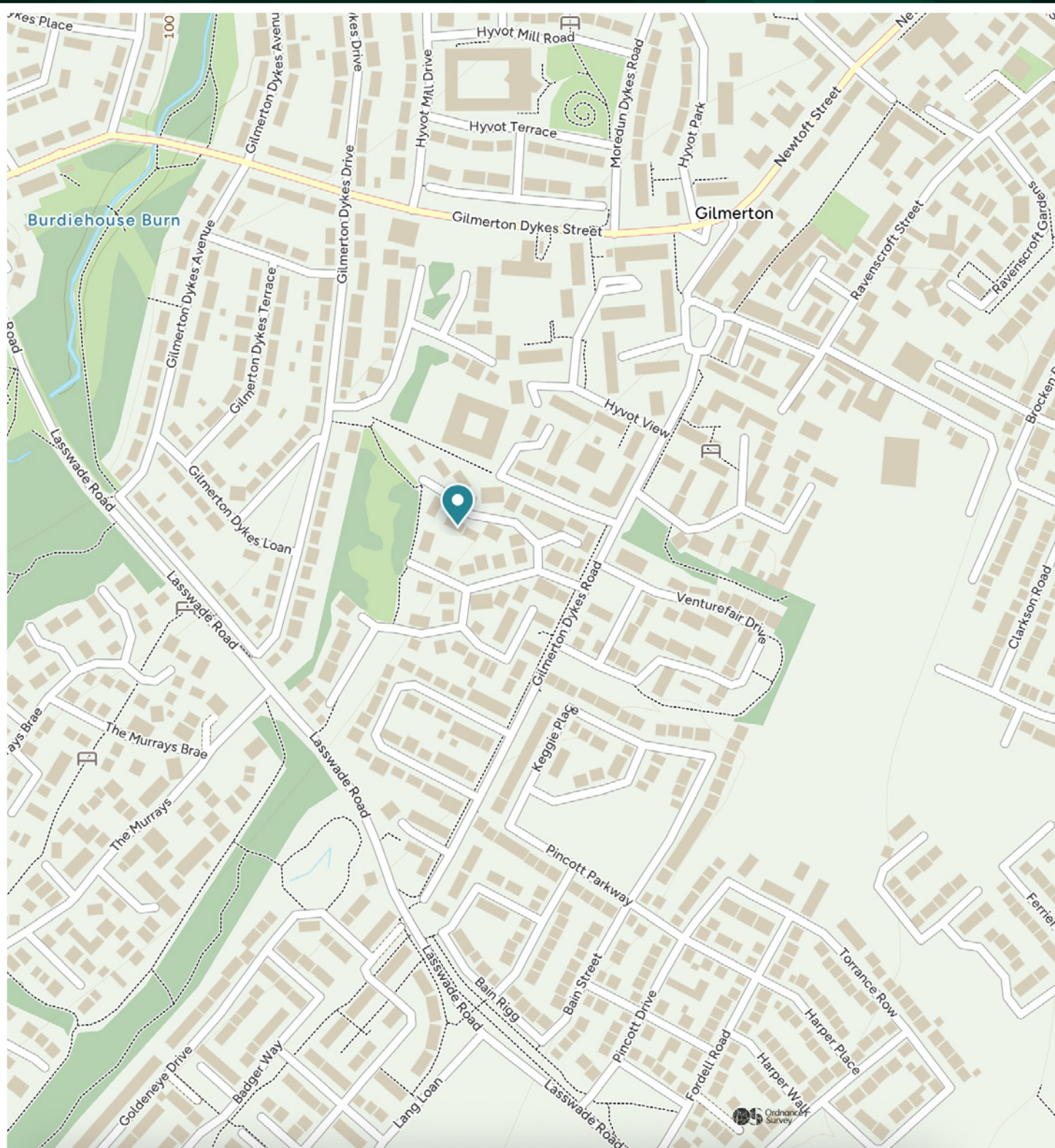
The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

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 minutes' drive from the property, provides excellent commuting links 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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Surveyor



Layout graphics and design
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