

118 Gilmore Place

EDINBURGH, EH3 9PL



Stunning three-bedroom ground and lower ground main door flat with private garden and driveway



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Set within the highly desirable Bruntsfield area, this impressive three-bedroom ground and lower ground main door flat offers spacious and versatile accommodation arranged over two levels, finished to a modern standard throughout.

THE PRIMARY BEDROOM



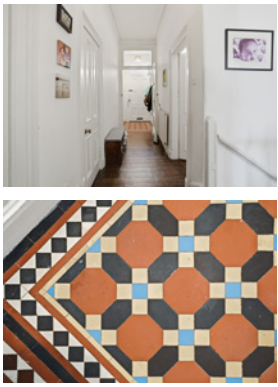
Accessed via its own private main door, the first floor hosts three generously sized bedrooms, one of which benefits from a stylish en-suite shower room and an attractive bay window allowing for excellent natural light. A separate WC is conveniently located off the hallway, along with a dedicated home office positioned to the rear of the property, ideal for those working from home.

BEDROOMS 2 & 3



THE OFFICE & WC





The lower ground floor forms the heart of the home, featuring a beautifully presented open-plan living room and kitchen space, designed for modern living and entertaining. The contemporary kitchen is particularly well proportioned, offering ample storage, generous worktop space and high-quality finishes. Large doors open directly onto a private garden area, creating a seamless connection between indoor and outdoor living.

Completing the accommodation on this level is a luxurious family bathroom finished to a very high standard, along with a practical utility room.

THE BATHROOM



THE LIVING ROOM



the heart of the home, featuring a beautifully presented open-plan living room and kitchen space



THE KITCHEN & UTILITY



THE DINING AREA



Further benefits include a private driveway to the front of the property and a fantastic location within the sought-after Bruntsfield area, renowned for its excellent amenities, green spaces and easy access to Edinburgh's city centre.

EXTERNALS

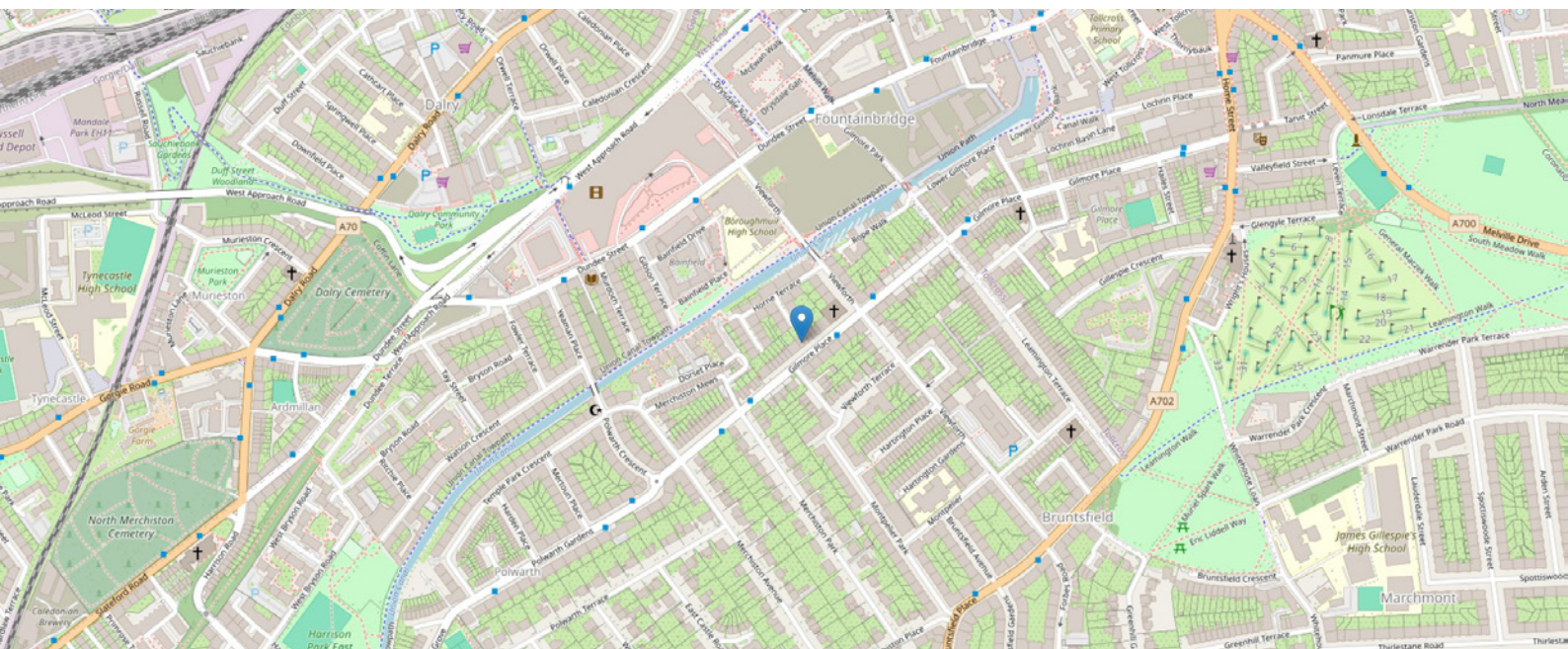


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 141m² | EPC Rating: C



THE LOCATION

The highly desirable area of Bruntsfield lies approximately one mile south of Edinburgh's city centre. It offers an excellent array of amenities, including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.





The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include the Meadows, which has excellent tennis courts and Bruntsfield Links, which has a pitch and putt.

Edinburgh city centre can be reached on foot in under fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for in the private and state sectors.



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THE SUNDAY TIMES
THE TIMES



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