McEwan Fraser Legal
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53/1 Newtoft Street

GILMERTON, EDINBURGH, EH17 8RB



Well-presented two-bedroom flat in Gilmerton



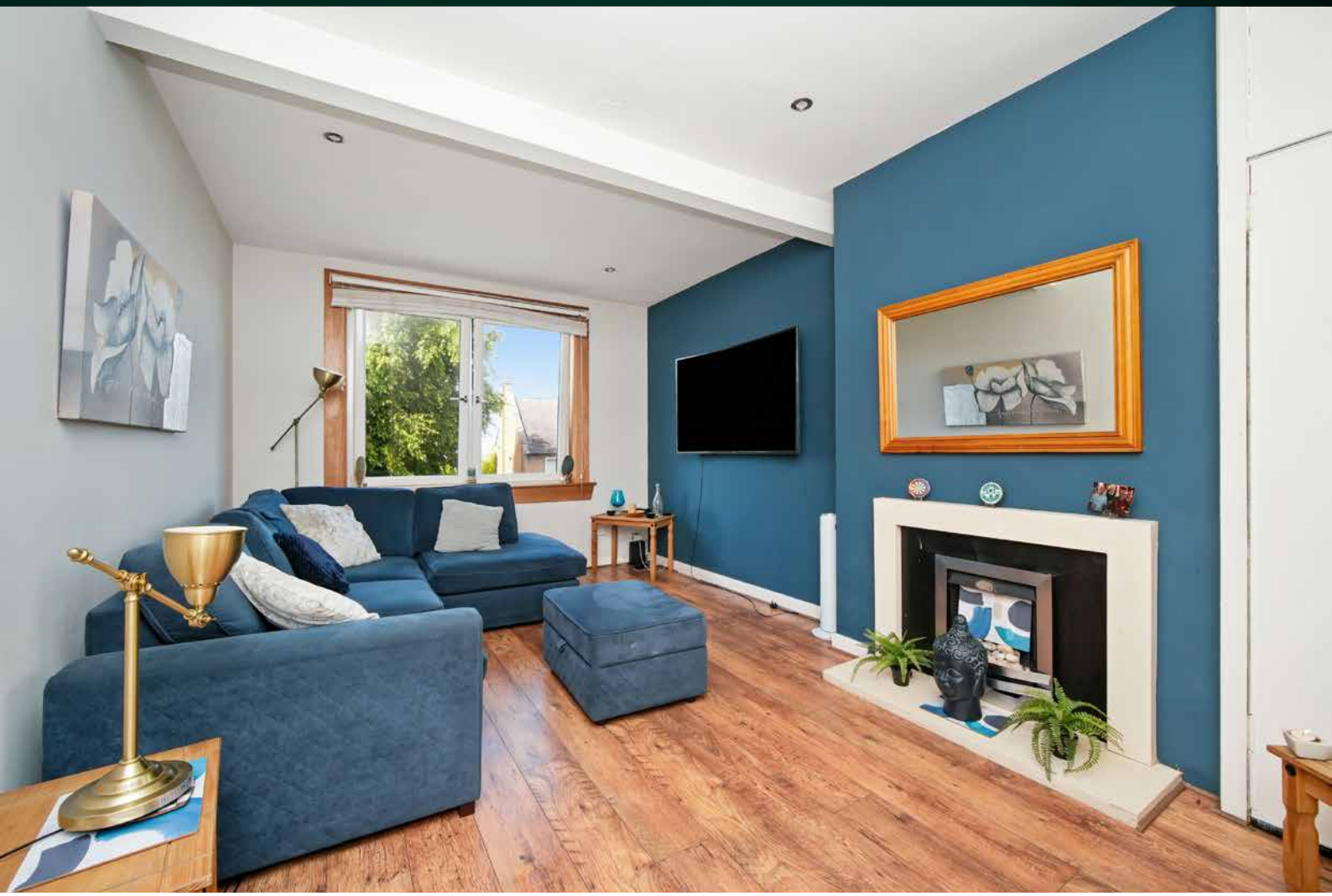
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Situated within the popular residential area of Gilmerton, this well-presented two-bedroom flat offers generously proportioned accommodation, complemented by modern interiors throughout.

THE LIVING/DINING ROOM





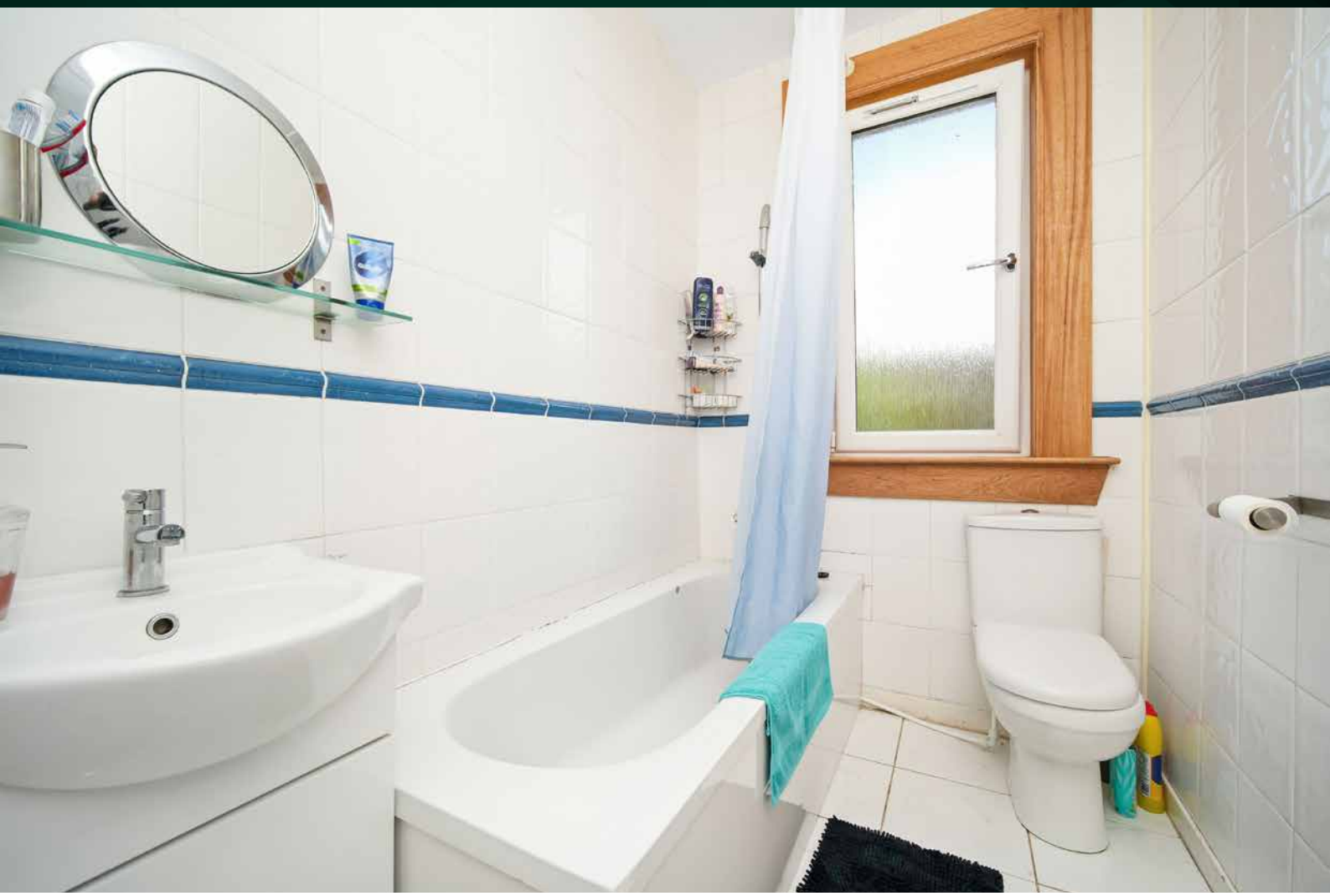
The property features a large living/dining room, a newly fitted modern kitchen, finished to a contemporary standard, alongside two generous-sized bedrooms and a bathroom fitted with a bath.

THE KITCHEN





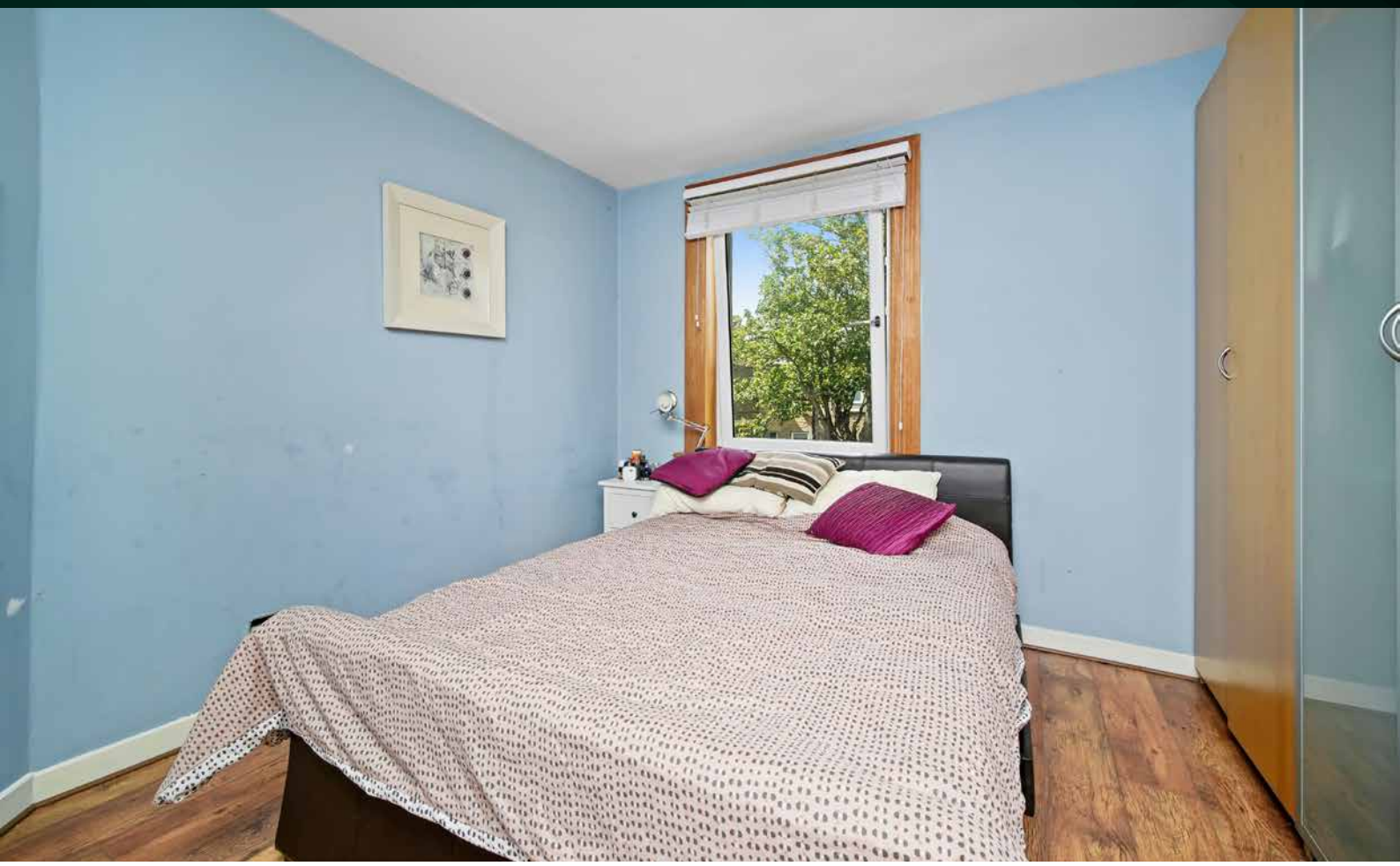
THE BATHROOM

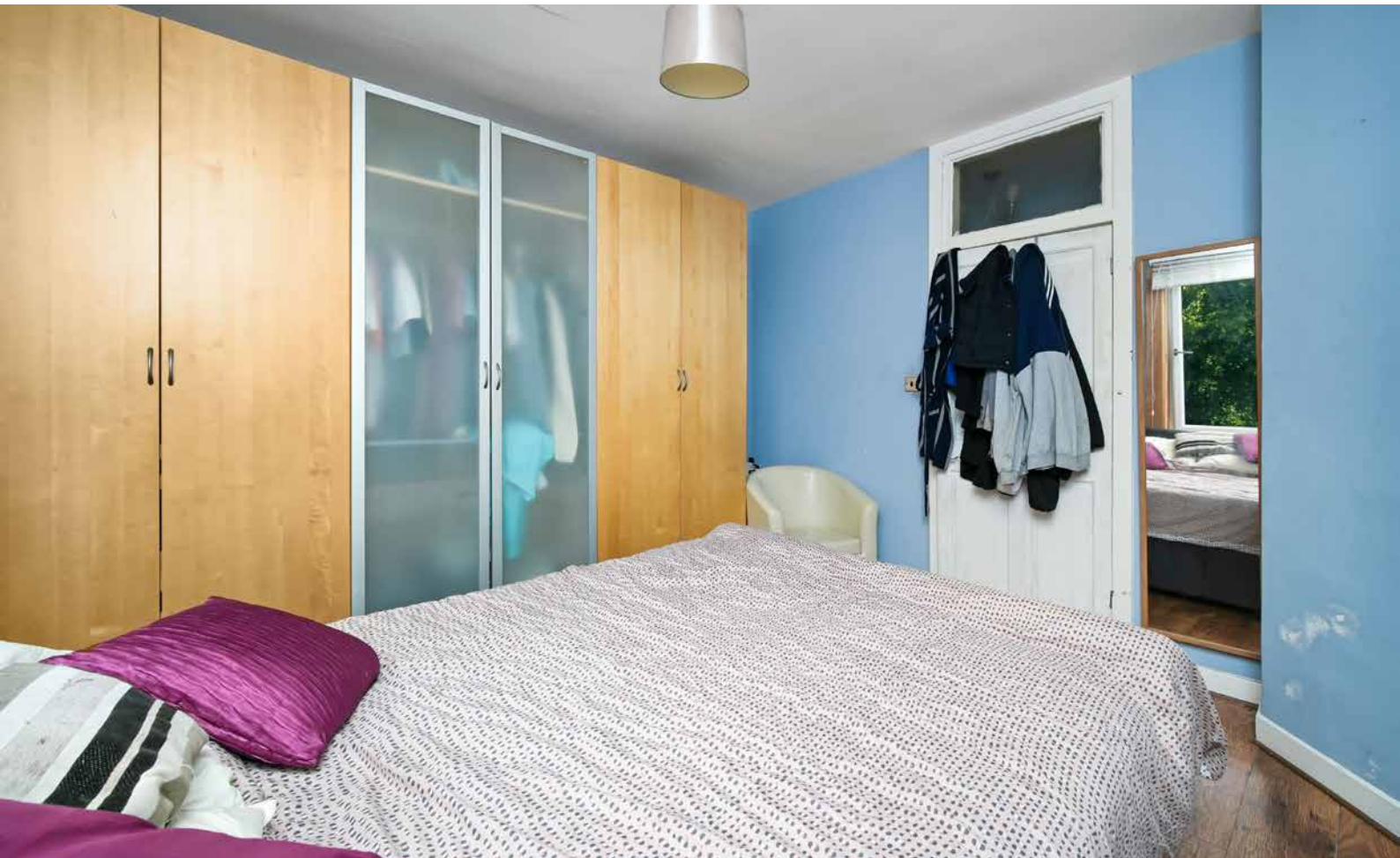




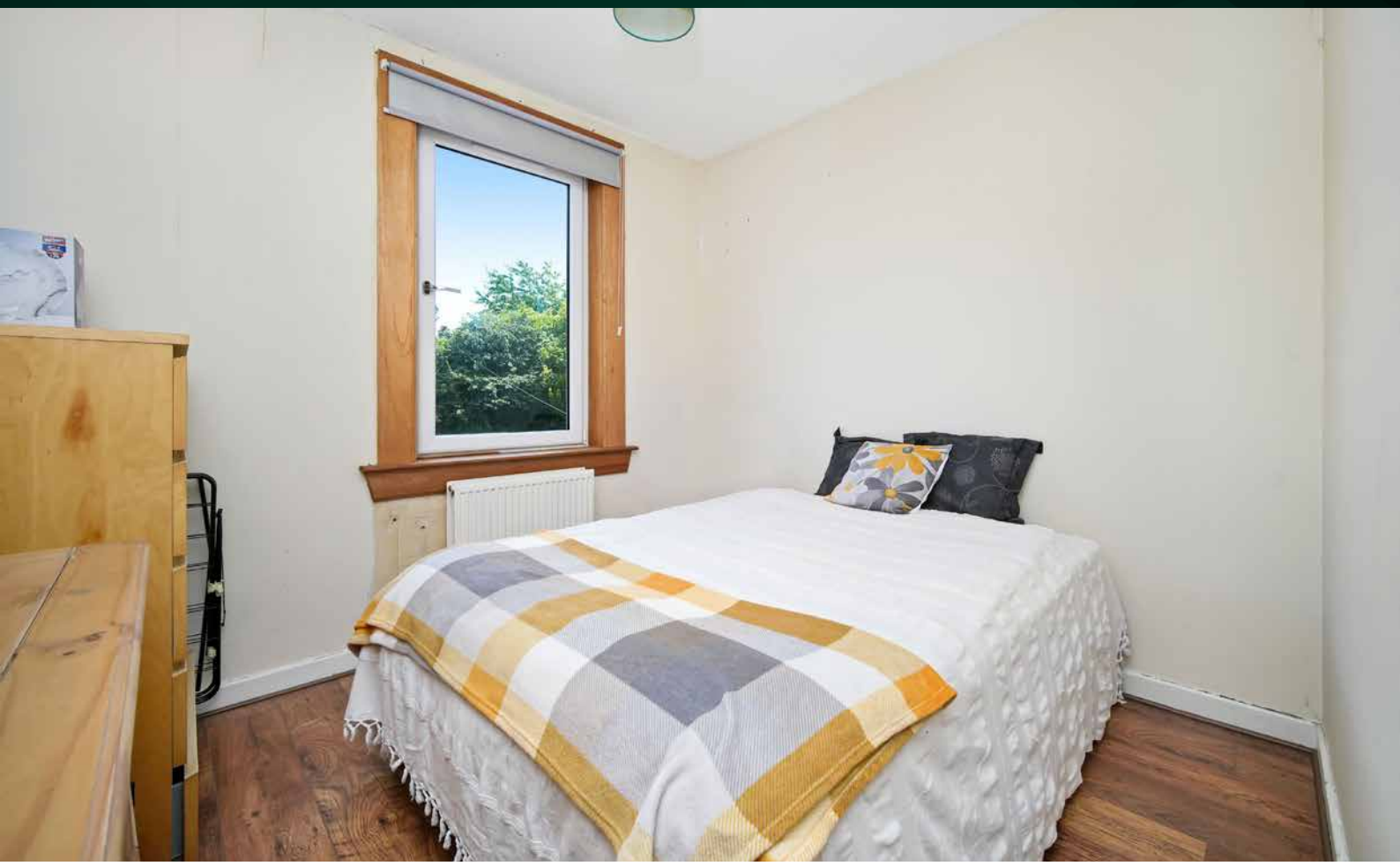
The accommodation is presented in good order throughout, making it an ideal opportunity for a first-time buyer, couple or buy-to-let investor.

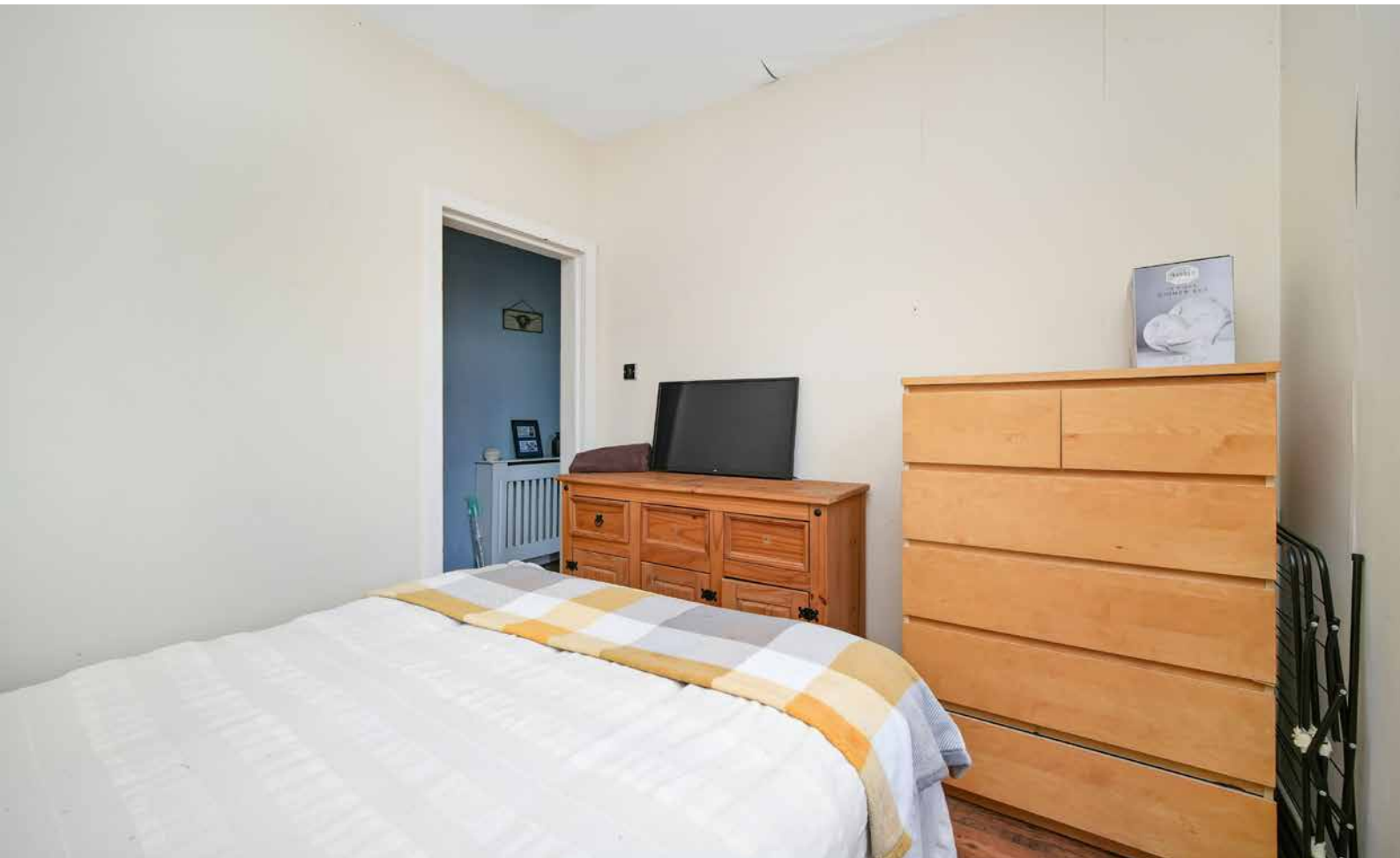
BEDROOM 1





BEDROOM 2





Externally, the property benefits from shared parking to the front, while to the rear there is substantial garden space, providing excellent outdoor space to enjoy. The communal areas are also well maintained, adding to the overall appeal of the property.

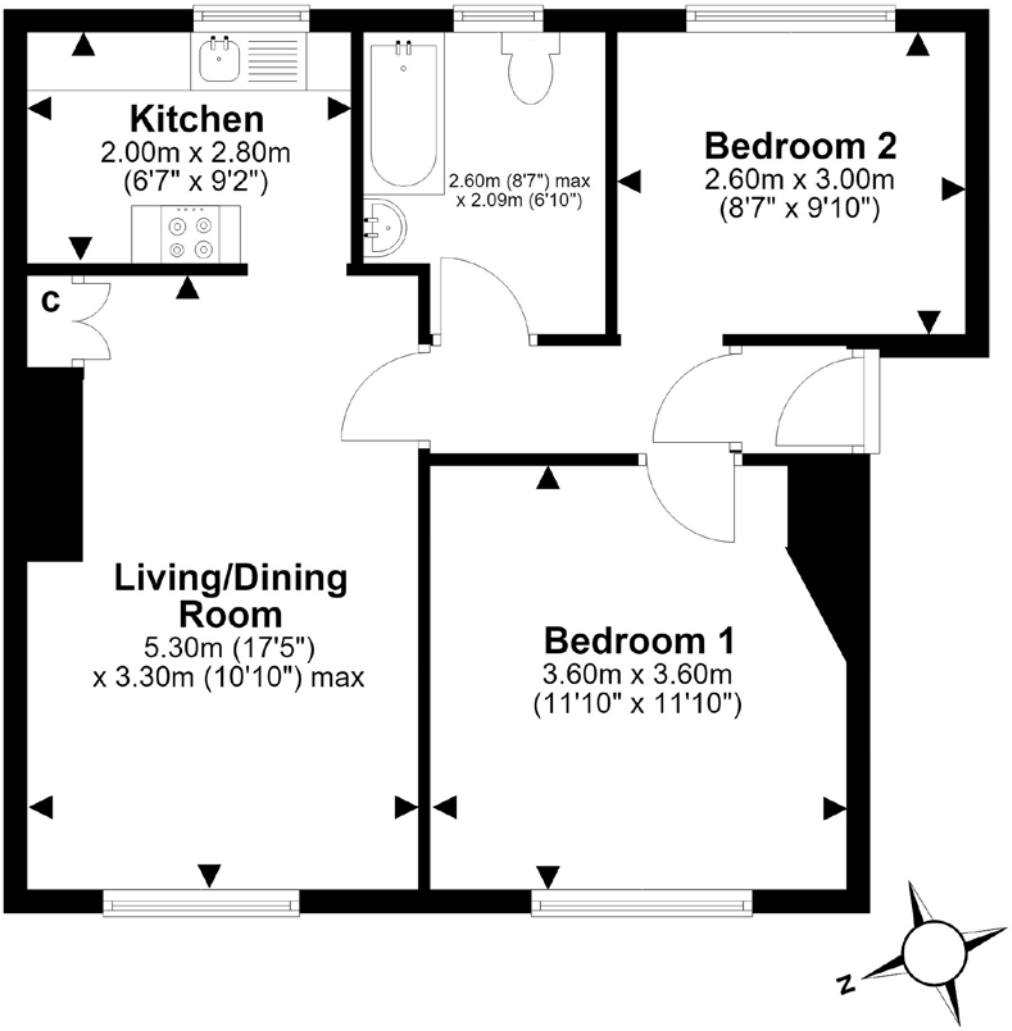
EXTERNALS





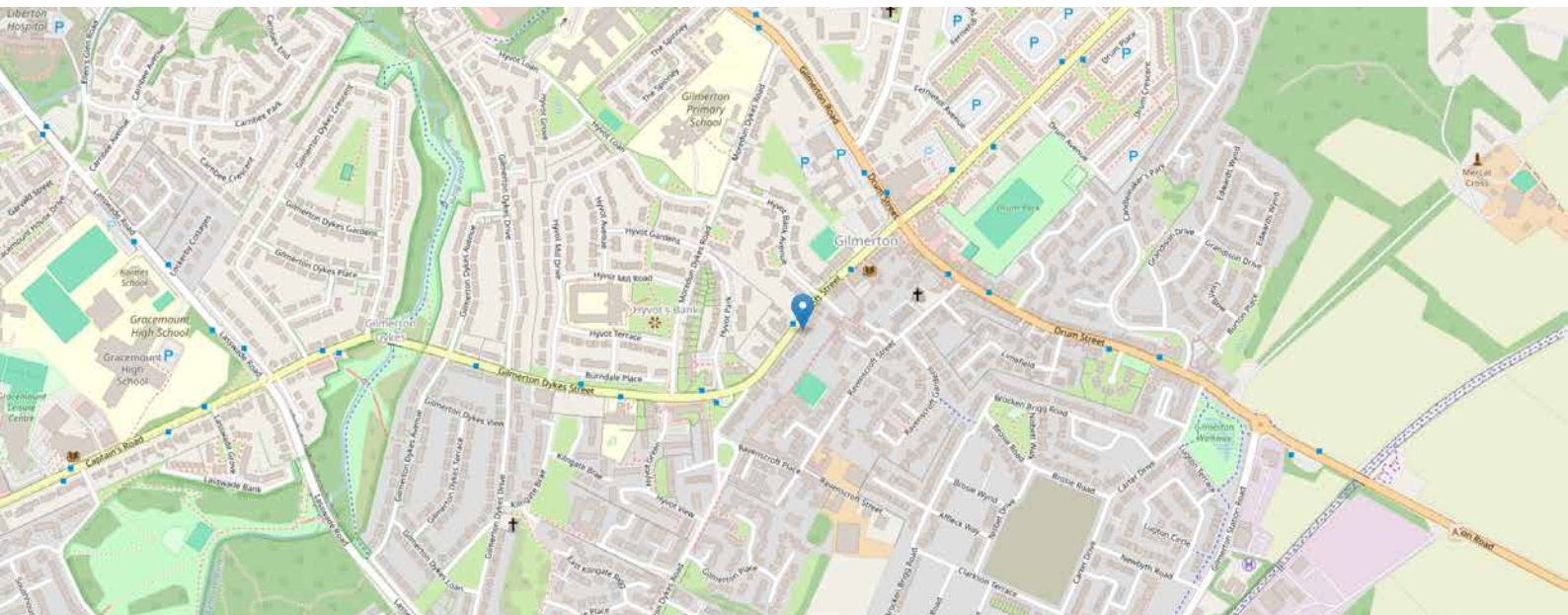
Early viewing is highly recommended to appreciate the accommodation and outdoor space on offer.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 58m^2 | EPC Rating: C



THE LOCATION

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 in 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.







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