

# 237A/6 Gilmerton Road

EDINBURGH, EH16 5TH



*SPACIOUS TWO-BEDROOM HOME  
FILLED WITH NATURAL LIGHT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



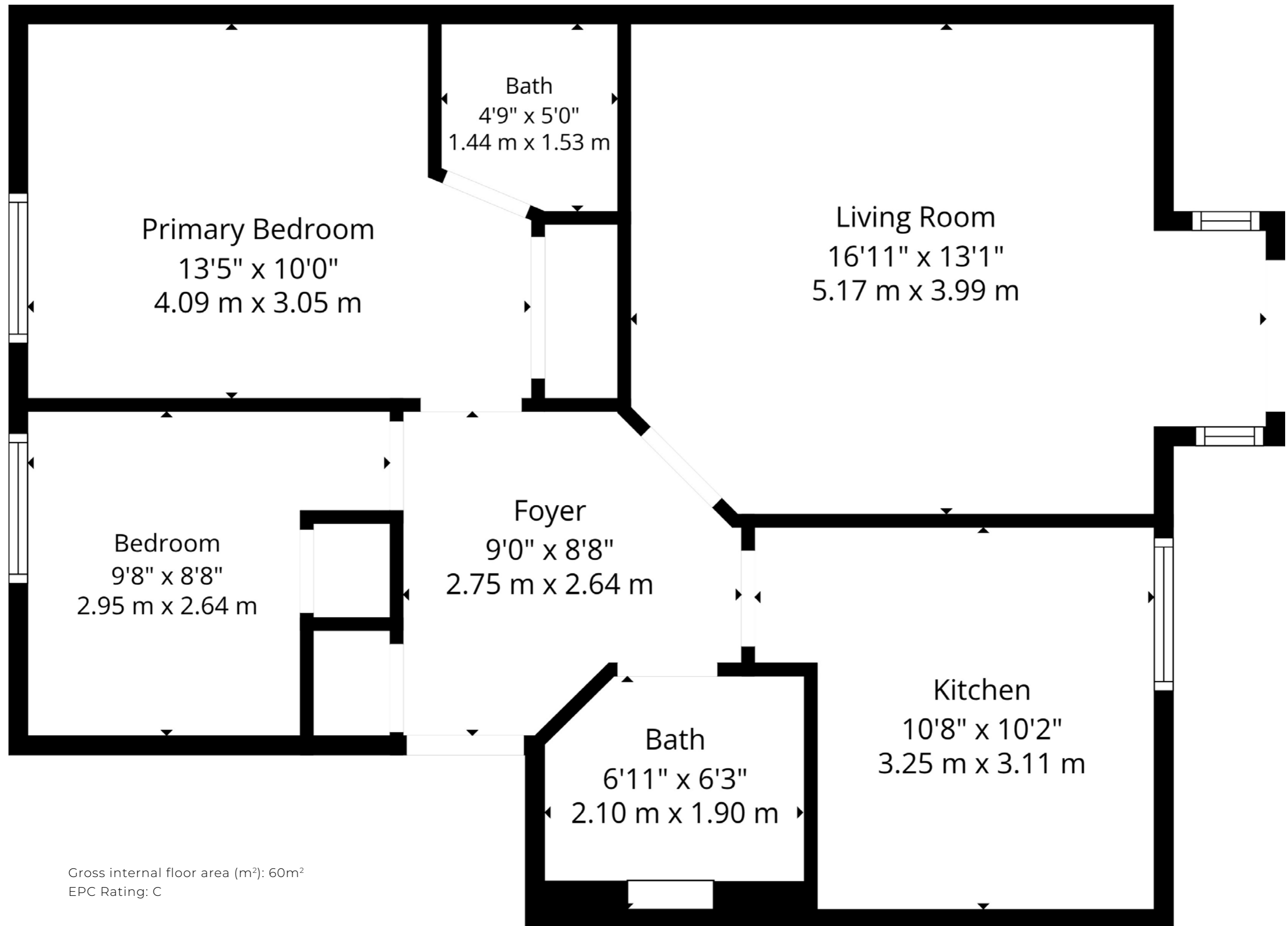
Located on Gilmerton Road, this well-presented two-bedroom flat offers comfortable, modern living in a highly convenient Edinburgh location, with the added benefit of lovely views towards Arthur's Seat. Warm, spacious, and well laid out throughout, the property is ideal for first-time buyers, professionals, or investors alike.

The bright and airy living room forms a standout feature of the home, offering a beautifully proportioned space with a Juliet balcony that enhances natural light and provides an attractive outlook. The kitchen is well designed and practical, complete with a tiled splashback, ample storage, integrated oven, and gas cooker, making it a functional and efficient space for everyday cooking.

The hallway is notably spacious, giving a strong sense of flow as you enter the property, while also offering additional storage solutions throughout.



There are two generous double bedrooms, both benefitting from fitted wardrobes. The principal bedroom further benefits from a well-appointed en suite shower room, providing added privacy and convenience. The main bathroom is finished in a clean and modern style, featuring tiled walls and a well-proportioned layout.



Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
EPC Rating: C



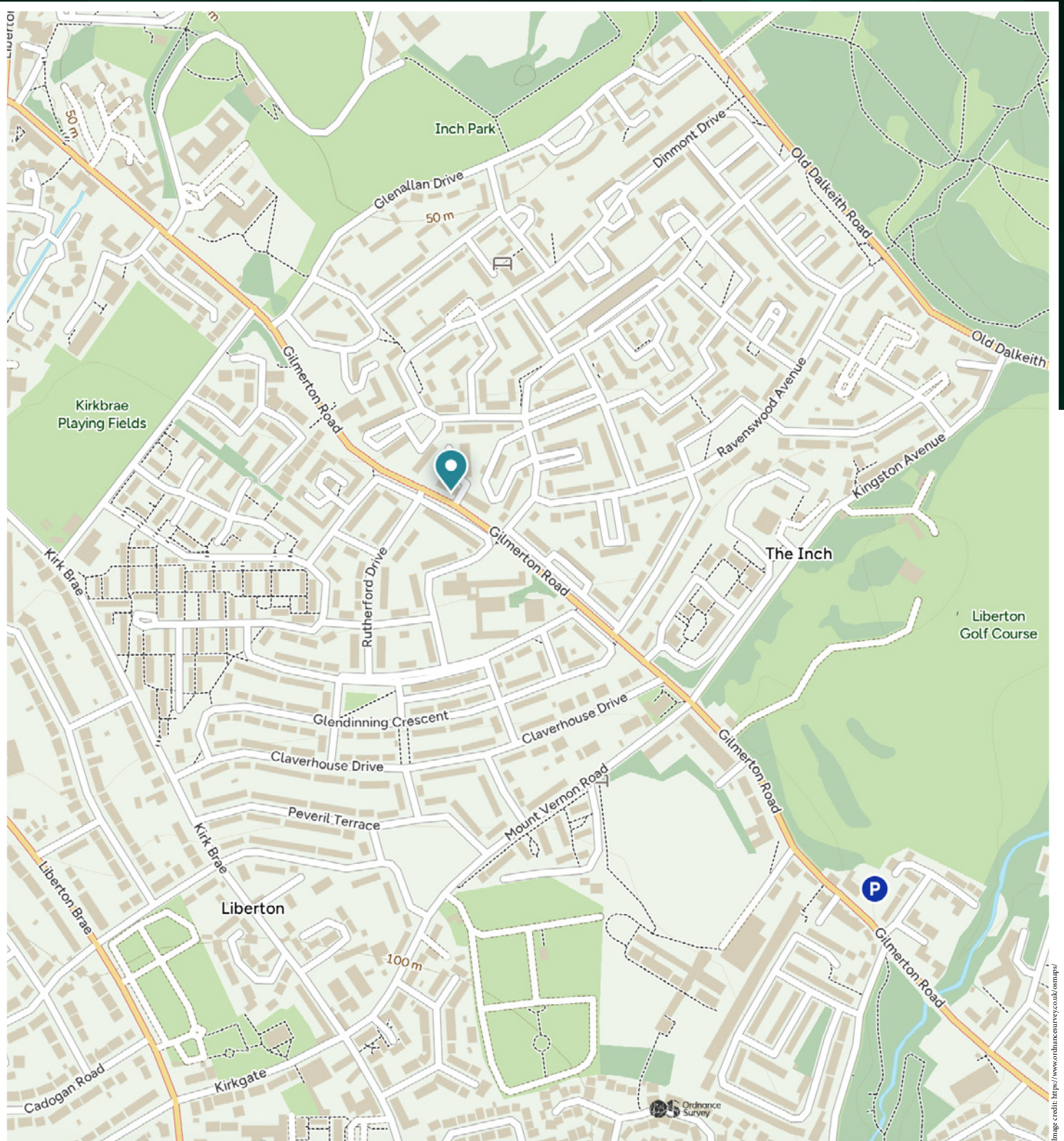
Further benefits include excellent storage throughout, a combi boiler, smart meter, resident parking, and ample nearby parking options. The property is also ideally positioned with a bus stop close by, offering quick and easy access across the city.

Well located, warm, and thoughtfully designed, this property offers a superb opportunity in a popular residential area with excellent connectivity and views towards one of Edinburgh's most iconic landmarks.



Situated on Gilmerton Road in the south-east of Edinburgh, this property enjoys a highly convenient residential setting with excellent transport links and a strong sense of local community. The area is well served by regular bus routes, with a bus stop located close by, providing quick and easy access to Edinburgh City Centre, the Royal Infirmary, and surrounding districts. Residents benefit from a range of nearby amenities including local shops, supermarkets, cafés, and everyday services, while more extensive retail and leisure options can be found at Cameron Toll Shopping Centre and Straiton Retail Park, both within easy reach.

For outdoor space and recreation, the property is ideally positioned for access to Arthur's Seat, Holyrood Park, and other nearby green spaces, offering excellent opportunities for walking, running, and cycling, all with stunning views across the city. The area is also well placed for access to Edinburgh Royal Infirmary and Edinburgh University campuses, making it particularly attractive to healthcare professionals, students, and city commuters alike. With its combination of excellent transport links, local amenities, and proximity to some of Edinburgh's most iconic green spaces, Gilmerton Road offers a practical and well-connected place to live.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**ZARA GROPELLIER**  
Surveyor



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.