




McEwan Fraser Legal
Solicitors & Estate Agents
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348/6 Gilmerton Road

GILMERTON, EDINBURGH, EH17 7PU

GILMERTON

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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 a few 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.



348/6 GILMERTON ROAD

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An excellent opportunity has arisen to acquire this modern two-bedroom top-floor apartment, making for an ideal first-time buyer or Buy-To-Let opportunity and well located within the popular Gilmerton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of; entrance hallway with a shelved storage cupboard and a partially tiled utility cupboard with extractor fan, a bright and spacious lounge/diner with access to the balcony and a fully fitted, partially tiled kitchen, which benefits from an integrated four-ring gas hob/oven, extractor hood, microwave and fridge/freezer.

There is also a master bedroom with double built-in wardrobes, a Juliet balcony and a three-piece, partially tiled en-suite shower-room with extractor fan, a further double bedroom with double built-in wardrobes and a three-piece, partially tiled bathroom with overhead shower and extractor fan.

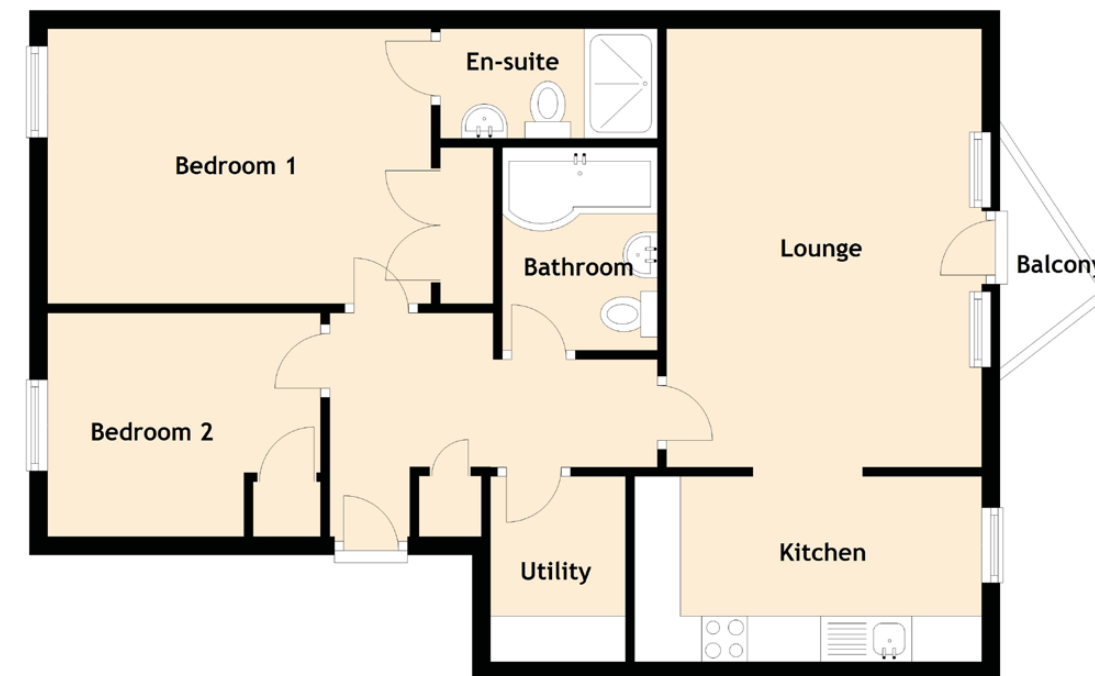
This property also benefits from; secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property including bin and bike storage units and residents parking to the rear of the property to accommodate for residents and visitors alike.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.45m (11'4")
Kitchen	3.80m (12'6") x 2.03m (6'8")
Utility	2.03m (6'8") x 1.48m (4'10")
Bedroom 1	4.20m (13'9") x 3.01m (9'11")
En-suite	2.38m (7'10") x 1.20m (3'11")
Bedroom 2	2.99m (9'10") x 2.45m (8')
Bathroom	2.22m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 65m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

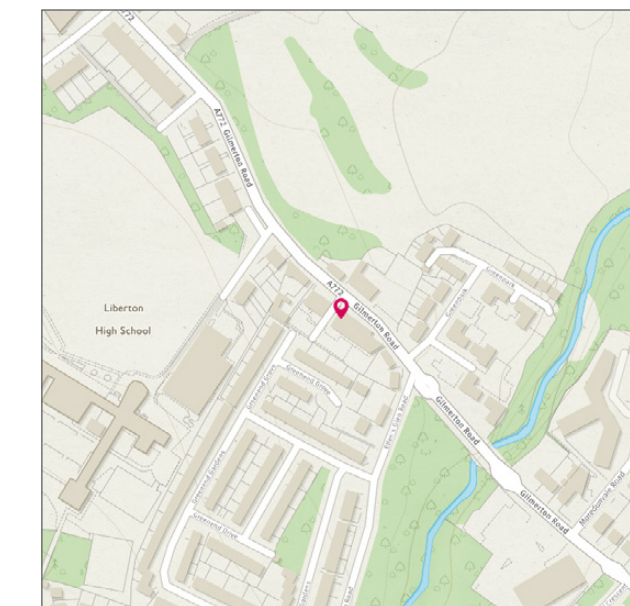


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Photographer



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