




McEwan Fraser Legal
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350/8 Gilmerton Road

GILMERTON, EDINBURGH, EH17 7PU



Gilmerton

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 with 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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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 while being well located within the popular Gilmerton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and briefly consists of; entrance hallway with a cloak cupboard as well as a large, partially tiled utility cupboard, an open plan lounge/diner with access to the balcony and a fully fitted, partially tiled kitchen which benefits from an integrated 4 gas hob/oven, extractor hood, fridge/freezer, microwave, wine rack and under-unit lighting.

There is also a spacious master bedroom with double built-in wardrobes, a Juliet balcony and a three-piece en-suite shower-room with a chrome heated towel rail, a further double bedroom with built-in wardrobes and a three-piece, partially tiled bathroom with an over-head shower and chrome heated towel rail.

Attic: partially floored and privately owned, while being accessed via the entrance hallway, makes for more than adequate additional storage space.

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.



The Details

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): 66m²

EPC Rating: C

Extras (Included in the sale): Sold fully furnished, excluding entrance hallway drawers and including all blinds, curtains, light fittings, white goods, carpets and fitted floor coverings.

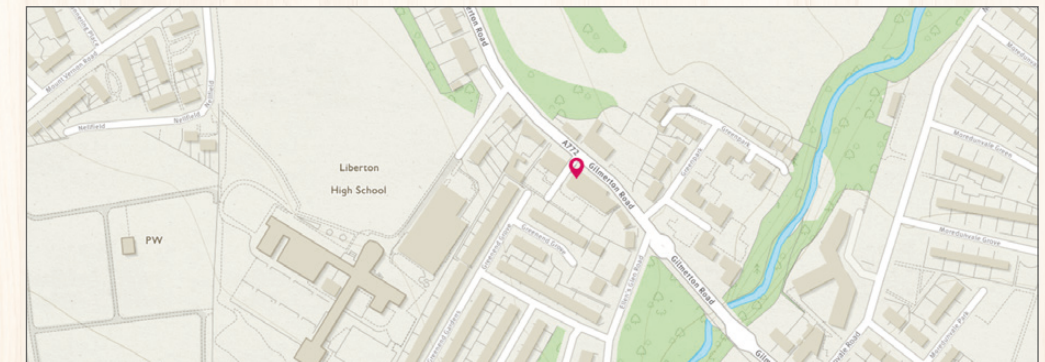
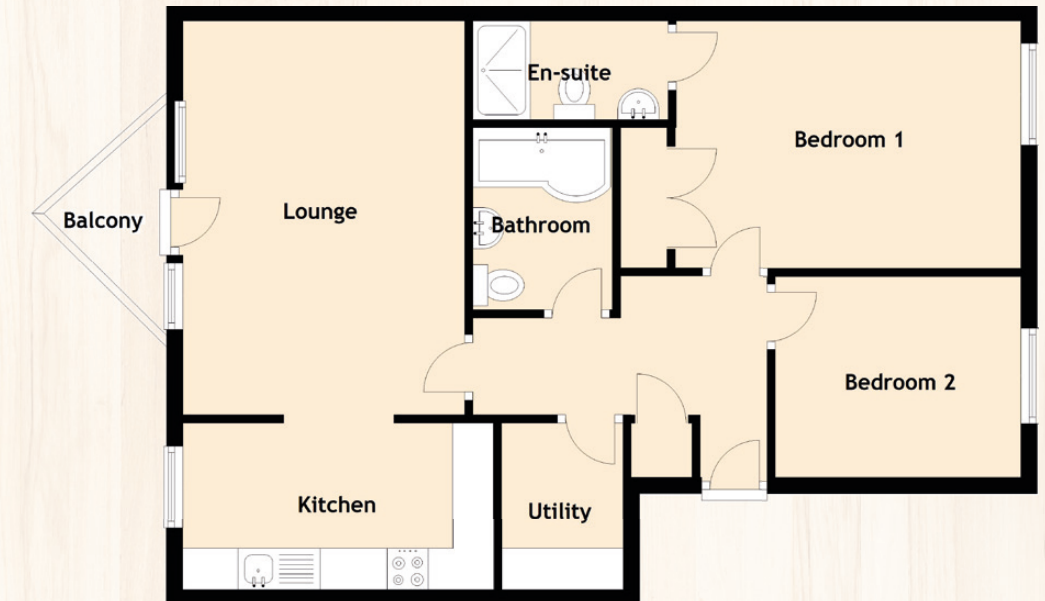


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