



281 Gilmerton Road  
GILMERTON | EDINBURGH | EH16 5TT

  
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## 281 Gilmerton Road

THE INCH | EDINBURGH | EH16 5TT

Great features on offer within this main door upper villa include generous sized accommodation with a south-west facing aspect to front, lots of storage space and a sunny, larger than average private garden. Regular buses run right past the door ensuring easy access to excellent amenities and the City Centre's attractions.

This exceptionally bright and spacious property would make an ideal starter home for a single person or couple and is equally suitable for anyone looking to downsize. Although modernisation is now required, there's lots of potential and the flat is ready for someone to put their own stamp on it. The accommodation comprises a light filled living room, kitchen, two double sized bedrooms and bathroom. Excellent storage is provided by three decent sized cupboards off the hallway, a built-in wardrobe in the principal bedroom and a loft accessed by pull down ladder. Lying to the side of the building is a superb sized south-west facing private garden, well screened for privacy and catching the sun for much of the day. A shared drying green is located to the rear and parking on the street is free of charge.

- Bright living/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Private entrance and stair up to hallway
- Gas central heating
- Double glazing
- Attic storage/ladder access
- Well screened private garden
- Shared drying area
- Unrestricted on-street parking

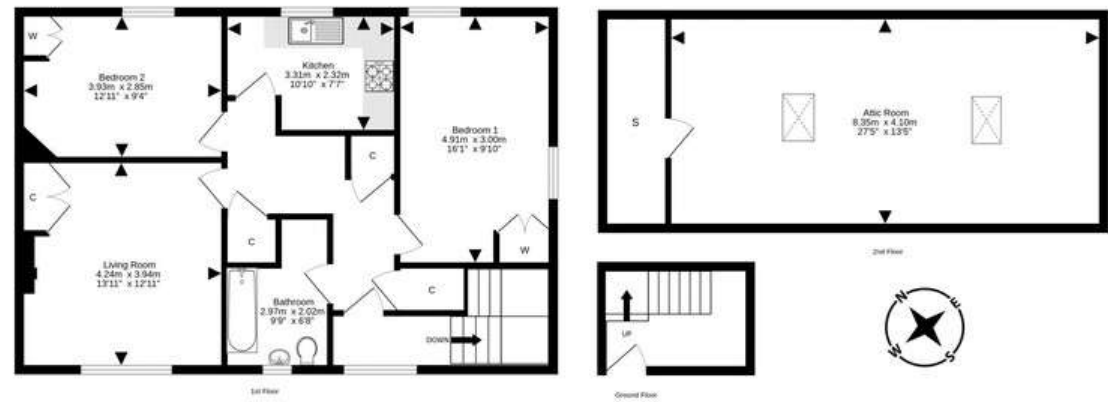
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Everything displayed in the property will be included in the sale.  
EPC Rating C

The subjects are located in the ever popular Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, only a very short journey away, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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