



lindsays

83/2 Gilmore Place,
Edinburgh, EH3 9NU

"A charming two bedroom ground and garden level flat close to the many amenities of Bruntsfield and the city centre."

- Ground and garden level flat
- Popular area
- Sitting room
- Kitchen
- Bathroom
- Double bedroom
- Single bedroom
- Direct garden access
- Gas central heating

EPC Rating C

FIXED PRICE £195,000



Description

A charming two bedroom ground and garden level flat close to the many amenities of Bruntsfield and the city centre. The property is accessed via a secure entry-phone system into a well maintained communal hallway. The flat is quietly positioned to the rear of the building with the sitting room having direct access to a small private deck and to a shared garden. Off the sitting room is the kitchen which comes equipped with an electric oven and hob, fridge and washing machine. Stairs lead down to the lower level where there are two bedrooms (one double and one single) as well as the bathroom.

Area

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for schools in both the state and private sector, as well as for both Edinburgh and Napier Universities. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

Viewing

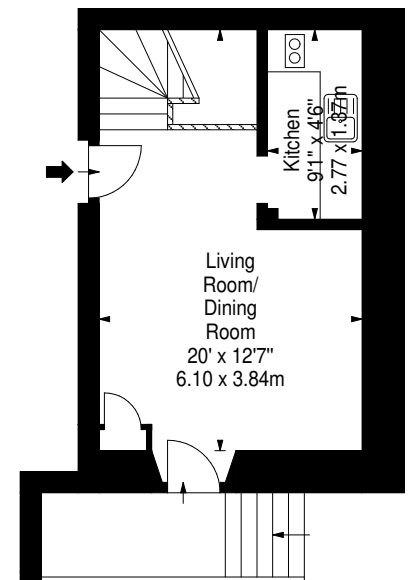
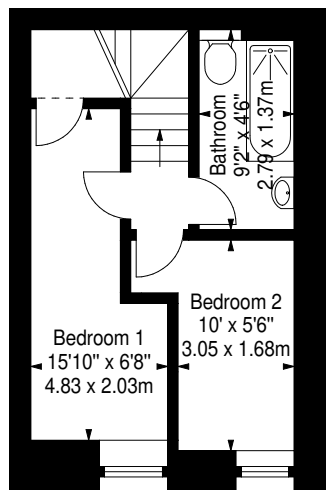
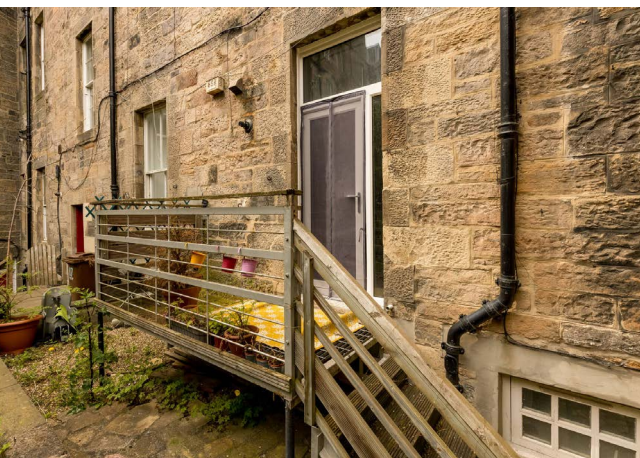
By appointment contact Lindsays – propertyadmin@lindsays.co.uk



**Gilmore Place,
Edinburgh, EH3 9NU**



Approx. Gross Internal Area
502 Sq Ft - 46.64 Sq M
For identification only. Not to scale.
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