

ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

39 GILMOUR ROAD, EDINBURGH, EH16 5NS
2 BEDROOM | 1 BATH | EPC D

Location

The property is located in the fashionable and highly popular area of Newington. This is a traditional Victorian designed property which lies within the Craigmillar Park Conservation Area, there are excellent local amenities with the Cameron Toll Shopping Centre a short walk, as well as extensive shopping within Newington, including bars, cafes and speciality shops. In addition, the City Centre is only a short bus ride away. The area is well served by local transport and there is easy access by car to the City Centre or to the City By-Pass and motorway networks.

The area is well served by highly regarded local schools and is also convenient for the University campuses, particularly Kings Buildings which is a short walk. There are a diverse range of recreational activities with a number of lovely walks through open parkland and Braid Hills, as well as a selection of golf courses and leisure centres.

Accommodation

- Shared entrance vestibule
- Entrance hall with stores off
- Lounge with bay window and period features
- Fitted and equipped kitchen
- Diningroom
- 2 Bedrooms
- Bathroom
- Private gardens, front and rear
- Private garage with lane access
- Gas central heating

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Description

The property is a most appealing ground floor apartment in a converted terraced Victorian designed building. The property is quietly located in this popular street.

The property was converted from a former 3 storey family home around 1968 and currently provides spacious, flexible accommodation which has been well maintained by the current owner and is presented in walk-in condition. The property has been extensively modernized but maintains many of its fine period features.

There is a shared entrance vestibule with private door to the ground floor apartment. The entrance hall is bright and spacious and has excellent storage. The principal public room, being the lounge, features a traditional bay window overlooking the private front garden. The lounge retains the original ornate cornice and has a traditional fireplace and striped and painted floor.

The kitchen, which is located to the rear of the property, features a range of wall mounted and base units in a simple Shaker style finish with contrasting work surfaces and partially panelled walls. The kitchen is large enough to accommodate an informal breakfasting area. Adjacent to the kitchen is a formal diningroom which could also be utilized as a family room.

There are two well-proportioned double bedrooms and a bathroom equipped with a three piece suite in white with pedestal washhand basin, WC and bath with an electric shower fitted over and a tiled splashback.



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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

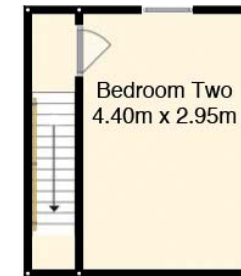
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

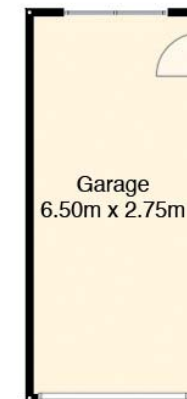
DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



First Floor



House approx 124.5m²
Garage approx 18m²

