



4/15 GILLSLAND ROAD

MERCHISTON, EDINBURGH, EH10 5BW



1 PUBLIC



1 BED



1 SHOWER



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4/15 Gillsland Road

Situated within the peaceful Merchiston conservation area, this spacious and modern, one-bedroom, ground-floor retirement flat enjoys immaculate interiors and a prime location within an established retirement complex for 60s and over.

It features a generous living/dining room that spans the depth of the property, a contemporary shower room, private residents' parking, and a landscaped communal garden. For added peace of mind, there is a 24-hour Careline alarm system with emergency pull cords, a part-time resident manager, and a guest room within the complex.

Reached by a secure shared entrance, the home's front door opens into a welcoming hallway with a large cloak cupboard. To the right is the living/dining room, which is softly decorated in pale tones and with sleek click-wooden floors. A bay window with full-height glazing floods the space in natural light, framing beautiful views of the inspiring communal garden, whilst a modern electric fireplace makes for an enticing focal point for arranging both lounge and dining furniture. Next door, the modern kitchen comes well-appointed with white-gloss cabinets and timber-toned worktops, housing an integrated oven and ceramic hob, and an undercounter washing machine and fridge. The spacious double bedroom, meanwhile, offers a built-in mirrored wardrobe, additional storage, and lovely views across the garden. Completing the accommodation is a modern three-piece shower room enveloped in attractive tiling. It benefits from underfloor heating, a WC suite, and an integrated radio that pipes through music from the kitchen. Double-glazed windows and electric storage heaters ensure year-round warmth.

Externally, the landscaped communal garden offers a sweeping manicured lawn and colourful flower beds, creating a truly peaceful setting for socialising and relaxing in the sun. Private residents' parking is also available.

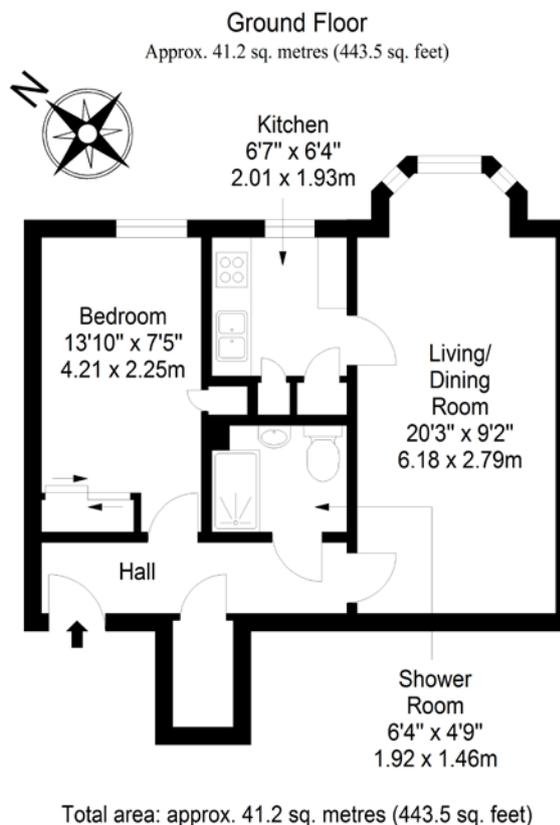
Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, and all kitchen appliances. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The development is managed by Bield Housing Association for an approximate monthly fee of £100, which covers block buildings insurance, cleaning of shared areas, garden and ground maintenance, and the provision of a house manager and the 24-hour response system.



Merchiston, Edinburgh

The Victorian suburb of Merchiston is one of the most sought-after and prestigious places to live in Edinburgh, enjoying tree-lined streets, established gardens, and large villas. World-renowned writers such as JK Rowling, Ian Rankin, and Alexander McCall Smith have all called Merchiston home over the years, adding to the area's far-reaching appeal. Lying southwest of the city centre, Merchiston offers a wide variety of cafés, restaurants, artisan coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets, including Waitrose and M&S. It offers a unique and independent atmosphere whilst being very close to the city centre, where further shopping, leisure, and cultural amenities can be enjoyed, from the world-class designer stores on George Street, to the fashionable high-street shops on Princes Street. The property is in the catchment area for excellent state schools, with the outstanding George Watson's College within easy walking distance. The area is very well served by public transport, superb cycle paths, and picturesque walkways along the canal, the Water of Leith or in the many greenbelt areas.



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