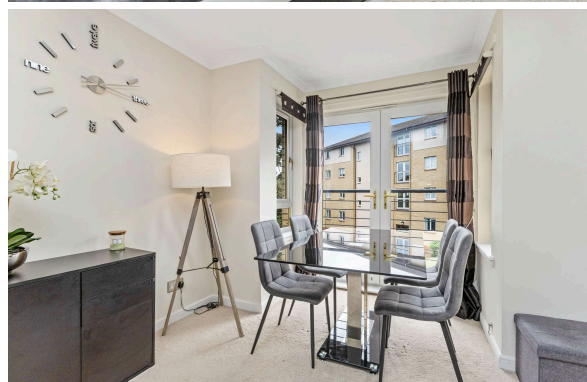




243/5 Gilmerton Road
GILMERTON | EDINBURGH | EH16 5TH


warners
solicitors & estate agents



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Well presented, two-bedroom, top floor flat forming part of an established development in the popular residential district of Gilmerton, south-east of Edinburgh's city centre.

This fantastic apartment is tastefully decorated throughout and is offered to the market in move-in condition. The spacious living room is flooded by natural light through French doors which open out to a charming Juliet balcony. The separate kitchen lies adjacent to the living room and offers a good amount of integral cupboard storage. The principal bedroom benefits from integral wardrobe storage and a stylish ensuite shower room. The second bedroom is a well-sized double, and could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility, and a family bathroom completes the internal accommodation.

Offering easy access to public transport links and holding immense appeal to a range of buyers in addition to holding investment potential, early viewing is highly recommended.

- Two-bed top floor flat
- Popular residential location
- Living room with Juliet balcony
- Kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Residents car park

Energy Rating C, Council Tax E

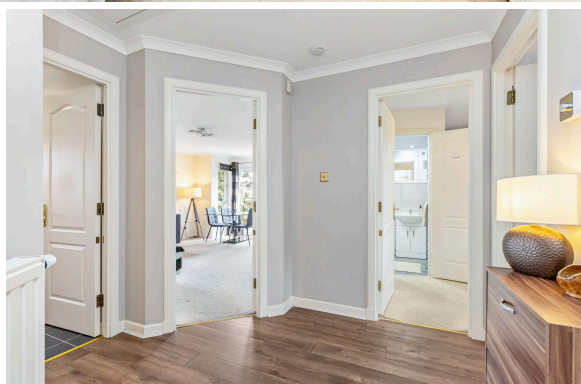
Factor fees payable to Hacking & Paterson , £50 float and approximately £95 per month.

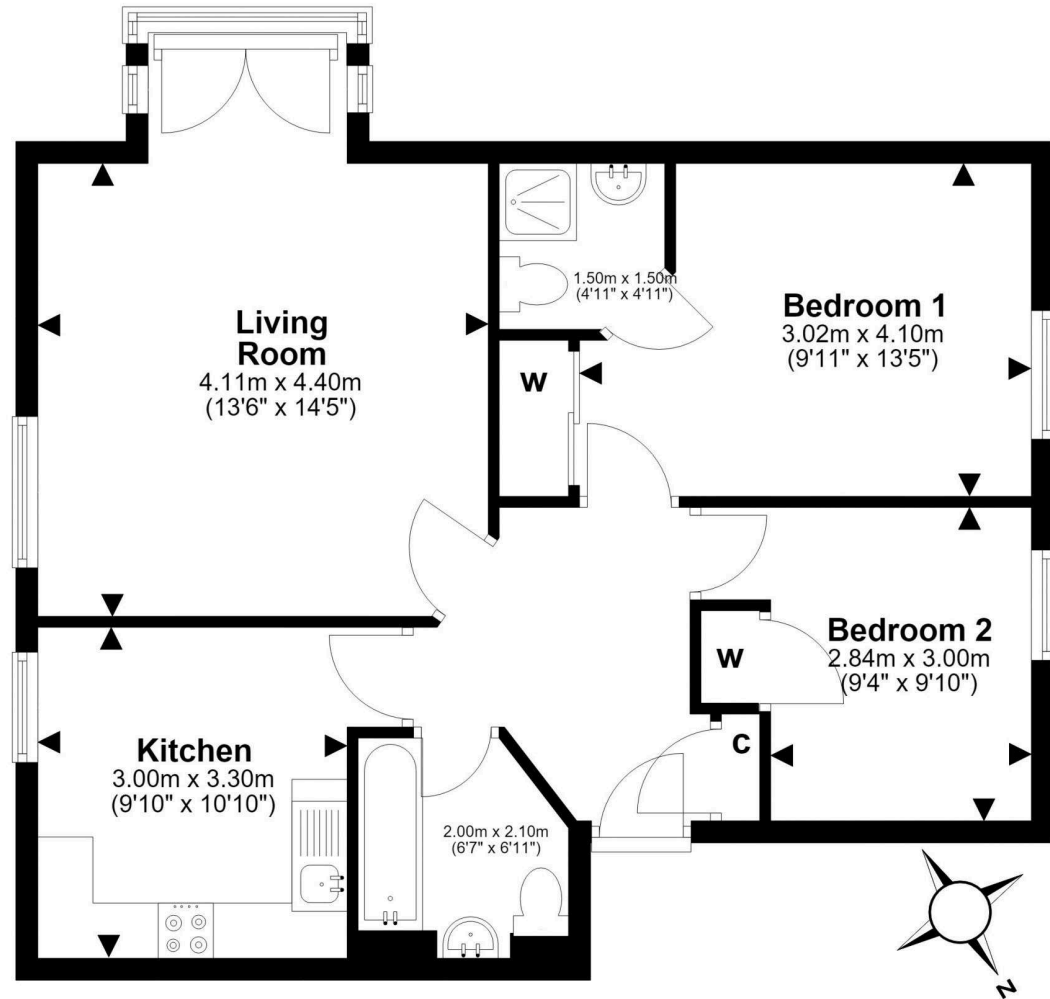
All fixtures, fittings, kitchen appliances such as the fridge/freezer, oven, separate freezer, dishwasher and the living room couch are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





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