



3/2 Lower Gilmore Bank,
Edinburgh, EH3 9QP



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Sit on the banks of the Union Canal is this most impressive and well-proportioned ground floor flat. Forming part of a modern development with secure entry, the flat benefits from gas central heating, double glazing and an exclusive underground car parking space.

The accommodation includes an entrance hallway with two storage cupboards and there is a large lounge with window to the front which is on open plan with the kitchen. Fitted with base and wall units the oven, hob, hood, fridge/freezer, dishwasher and washing machine shall remain. There is a large double bedroom with two double wardrobes and window to front and completing the accommodation is the bathroom with separate shower compartment.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, buildings insurance and lift maintenance. The current factor is Myreside with a monthly payment of approximately £200.

Fountainbridge is located to the South West of Edinburgh City centre. Local shopping can be found just around the corner on Dundee Street, whilst Fountain Park is just across the road and houses a Nuffield Health members gym/swimming pool, multi-screen cinema, restaurants and casino. The City centre is within easy reach on foot, as are the transport links of Haymarket Station and the tram and bus links to Edinburgh Airport. There is also easy road access west to connect to the Edinburgh bypass and central Scotland motorway network.

DIRECTIONS - [what3words ///easy.hotels.pits](https://www.what3words.com/easy.hotels.pits)





Accommodation

Kitchen/Diner/Lounge: 7.9m x 4.32m (25'11" x 14'2")
 Bedroom: 3.63m x 4.7m (11'11" x 15'5")
 Bathroom: 3.35m x 2.16m (11' x 7'1")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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