NEILSONS

Solicitors & Estate Agents



Offers Over

**£155,000**

# 342/7 Gilmerton Road

## Gilmerton | Edinburgh | EH17 7PU

Neilsons are delighted to offer to the market, this generously proportioned, light-filled 1st floor flat forming part of an established modern development with pleasant communal gardens and residents parking. The property is conveniently positioned close to excellent commuting links and local amenities, with a bus stop literally on the doorstep, leading to the city centre.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Residents' parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - D




## Description

The accommodation comprises a secure entry system leading to a welcoming hallway with a useful storage cupboard, a bright and airy reception room with ample space for dining, an open-plan fitted kitchen incorporating appliances and a breakfast bar, a well-proportioned double bedroom with fitted wardrobes and a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

To the rear of the building, there is a well-maintained communal garden together with residents' parking facilities.

## Factor

Hacking & Patterson are the Factoring Agents for the development to which a fee of approx. £95 per calendar month is payable for the upkeep of the communal garden grounds, stair cleaning and maintenance and includes block buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





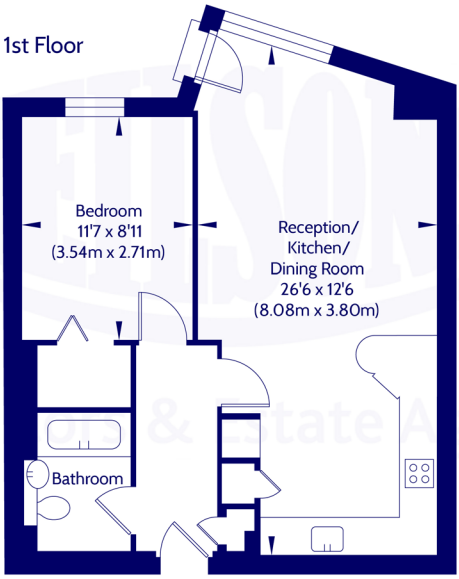




## Location

Gilmerton Road forms part of the popular district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's and Aldi supermarket only a short distance away. Cameron Toll shopping centre provides a more extensive range of shopping requirements and is within walking distance or just a short journey by car or bus. Excellent public transport services operate on Gilmerton Road itself with frequent bus links to and from the city centre and surrounding areas. The city bypass is only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. The Cameron Toll centre also houses a gym with many lovely walks available at the Hermitage of Braid and Blackford Hill Local Nature Reserve. Schooling in the vicinity ranges from nursery to secondary level and the Edinburgh University Kings Building campus together with the new Edinburgh Royal Infirmary and Sick Kids hospitals are all within easy reach.

Approx. Gross Internal Floor Area 48 Sq M / 518 Sq Ft.




Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

**For helpful, friendly, personal advice, get in touch.**


mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

**Head Office**
138-142 St John's Road
Edinburgh
EH12 8AY

**Property Department**
162 St John's Road
Edinburgh
EH12 8AZ

**City Centre**
2a Picardy Place
Edinburgh
EH1 3JT

**South Queensferry**
37 High Street
South Queensferry
EH30 9HN

**Bonnyrigg**
72 High Street
Bonnyrigg
EH19 2AE



Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year