

1/1 East Farm of Gilmerton

GILMERTON | EDINBURGH | EH17 8TQ

warners
solicitors & estate agents







1/1 East Farm of Gilmerton

GILMERTON | EDINBURGH | EH17 8TQ

Situated within the popular residential area of Gilmerton, this well-proportioned two-bedroom ground floor flat offers bright and spacious accommodation, making it an ideal home for first-time buyers, couples or those looking to downsize.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious lounge, providing an excellent space for both relaxing and entertaining. Accessed directly from the lounge is the fitted kitchen, which offers ample worktop space together with a range of floor and wall-mounted units, providing excellent storage.

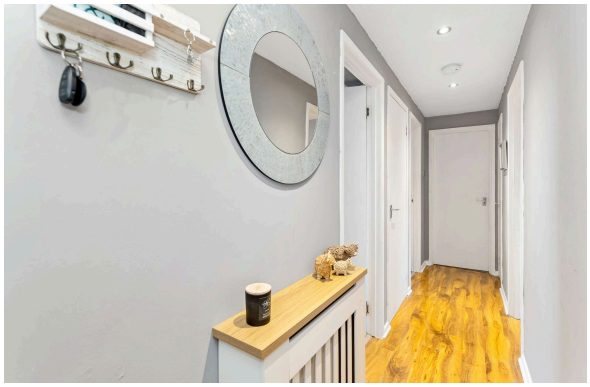
There are two generous double bedrooms, both benefiting from built-in storage. Completing the accommodation is the bathroom, fitted with a two-piece suite and separate shower cubicle.

Externally, the property benefits from ample off-street parking, adding further convenience for residents and visitors alike.

- Attractive two bedroom ground floor flat
- Accessed via a secure entry system
- Ample off-street parking for residents and visitors
- Close to local amenities and transport links
- New triple glazed windows installed in October 2023
- Gas central heating
- New boiler installed in December 2023 with full service and 10 year warranty.

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







The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of 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, just a five minute drive away. The Royal Infirmary is also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

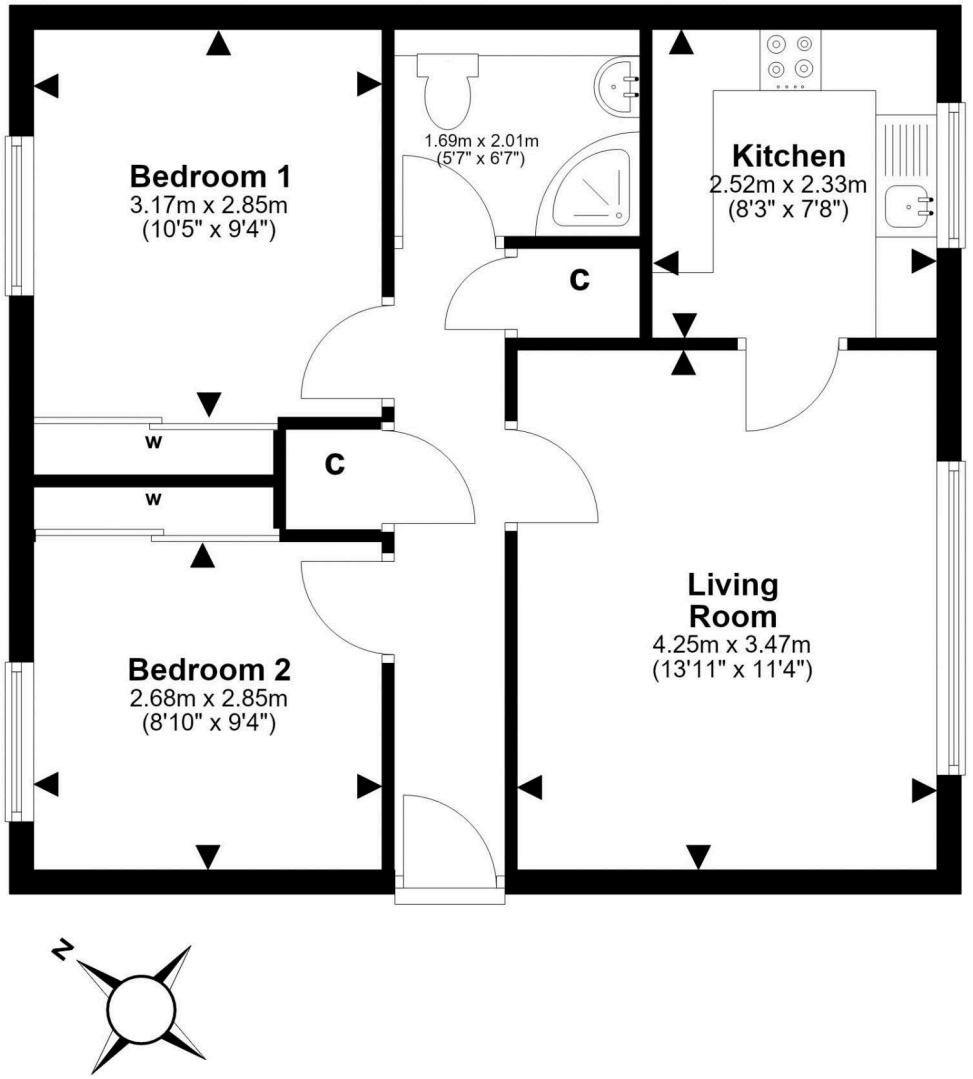
Energy rating C, Council tax band C. There is no factor associated with this property.
Extras included in this sale will be fitted blinds and washing machine,











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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com