

282a Gilmerton Road

EDINBURGH, EH17 7PR



*IMMACULATE THREE-BEDROOM DOUBLE
UPPER FLAT WITH GARDEN AND SUN ROOM*



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Part Exchange available! McEwan Fraser are delighted to present this beautiful three-bedroom double upper flat to the market. The property has retained a wealth of period character and is presented to the market in excellent condition.

Alongside well-proportioned living accommodation, the property boasts a private garden, sun room, off-street parking, gas central heating, modern double glazing and full-fibre super-fast broadband.

Constructed around 1880, 282 Gilmerton Road was originally a substantial villa that has subsequently been split in two flats. Entering through a common front door to a shared vestibule. The door to 282a opens into a ground-floor hallway which is bright and welcoming with torrents of natural light arriving through a large cupola. The original staircase has been recently stripped and varnished which gives the first clue to the quality of finish on offer within the property.

The internal accommodation is focused toward a spacious dual-aspect living room that has retained its original cornice, ceiling rose, traditional high skirting boards, and the ornate panelling around the windows. The original fireplace now holds a Flavel real-flame gas fire. While the fireplace creates a natural focal point for the room, the proportions offer the new owner plenty of flexibility to create their ideal entertaining space.



The property enjoys a generous dining kitchen that enjoy a full range of base and wall-mounted units that offer plenty of prep and storage space for the aspiring chef. Gas hob and Miele electric oven are integrated and there is a free-standing fridge-freezer, dishwasher, and washing machine (all included with the sale). A door for the kitchen leads to triple aspect sun room which gets direct sunlight all day and into the evening. A snug and relaxed counterbalance to formal living room.





Sun Room



The first-floor accommodation also includes the second and third double bedrooms, and the master bathroom. Bedroom two is a well-proportioned double that faces southwest and boasts high ceiling, exposed floorboards and plenty of space for a full suite of free-standing bedroom furniture. Bedroom three is northeast facing, neutrally decorated, and also boasts exposed floorboards. Currently utilised as a home office, this bedroom can comfortably house a double bed and supporting furniture.





Bedroom 2





Bedroom 3





The stylish modern bathroom enjoys natural light, partial tiling, and includes both a free-standing bath and separate shower cubicle with Mira power shower.





Moving to the top floor level you find the master bedroom, dressing room, shower room and a large attic space offering excellent storage. The master bedroom has a double window, southwest facing, which gives views towards Liberton Northfield Church and then to Blackford Hill and the Royal Observatory.

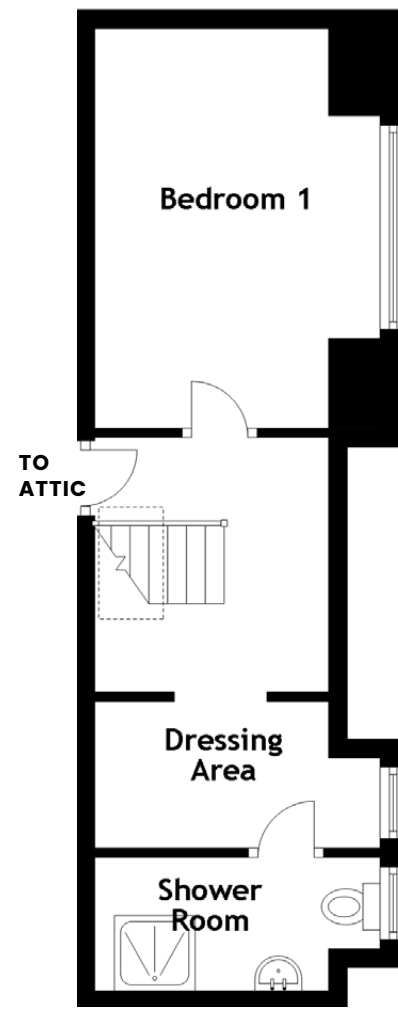
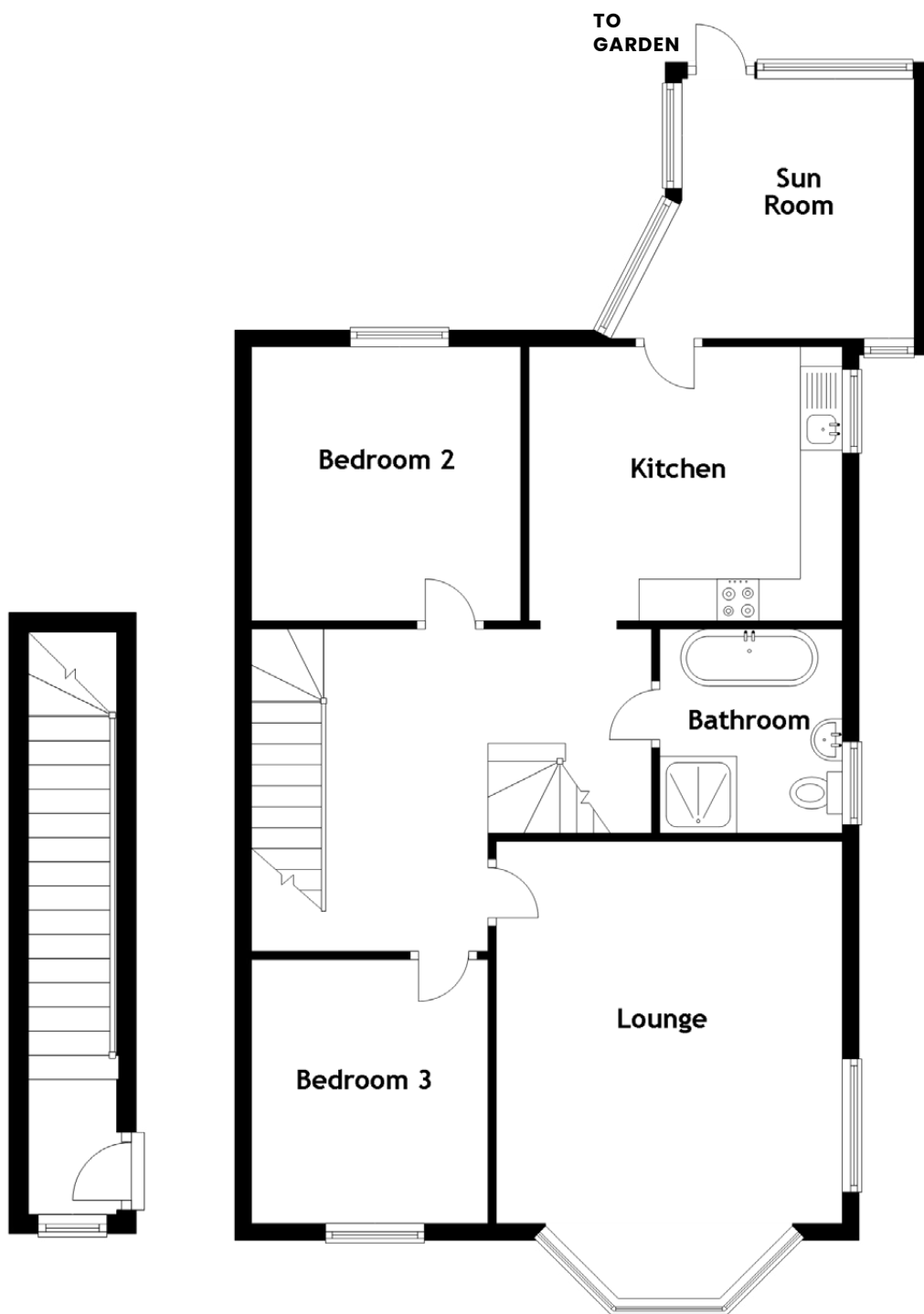




Across the landing from the master bedroom, you will find a spacious dressing room that leads through to a beautiful shower room --again with Mira power shower-- that is partially tiled.







Approximate Dimensions
(Taken from the widest point)

Lounge	6.17m (20'3") x 4.13m (13'7")	Bedroom 1	4.27m (14') x 3.04m (10')
Kitchen	3.74m (12'3") x 3.28m (10'9")	Dressing Area	3.04m (10') x 1.56m (5'2")
Sun Room	3.66m (12') x 3.11m (10'2")	Shower Room	3.04m (10') x 1.43m (4'8")
Bedroom 2	3.28m (10'9") x 3.21m (10'7")		
Bedroom 3	3.16m (10'4") x 2.82m (9'3")	Gross internal floor area (m ²): 115m ²	
Bathroom	2.44m (8') x 2.18m (7'2")	EPC Rating: D	

Externally, the sun room gives access to a flat roof and staircase leading to a private garden which faces southwest. This was landscaped in 2019, with raised flowerbeds and new topsoil, new fence and shed, and two frost-proof eucalyptus trees. There is a shed with power and there is a vehicle hard-standing within the fenced area and two more paved driveway parking spaces; 3 vehicles can be parked off-road on the property.

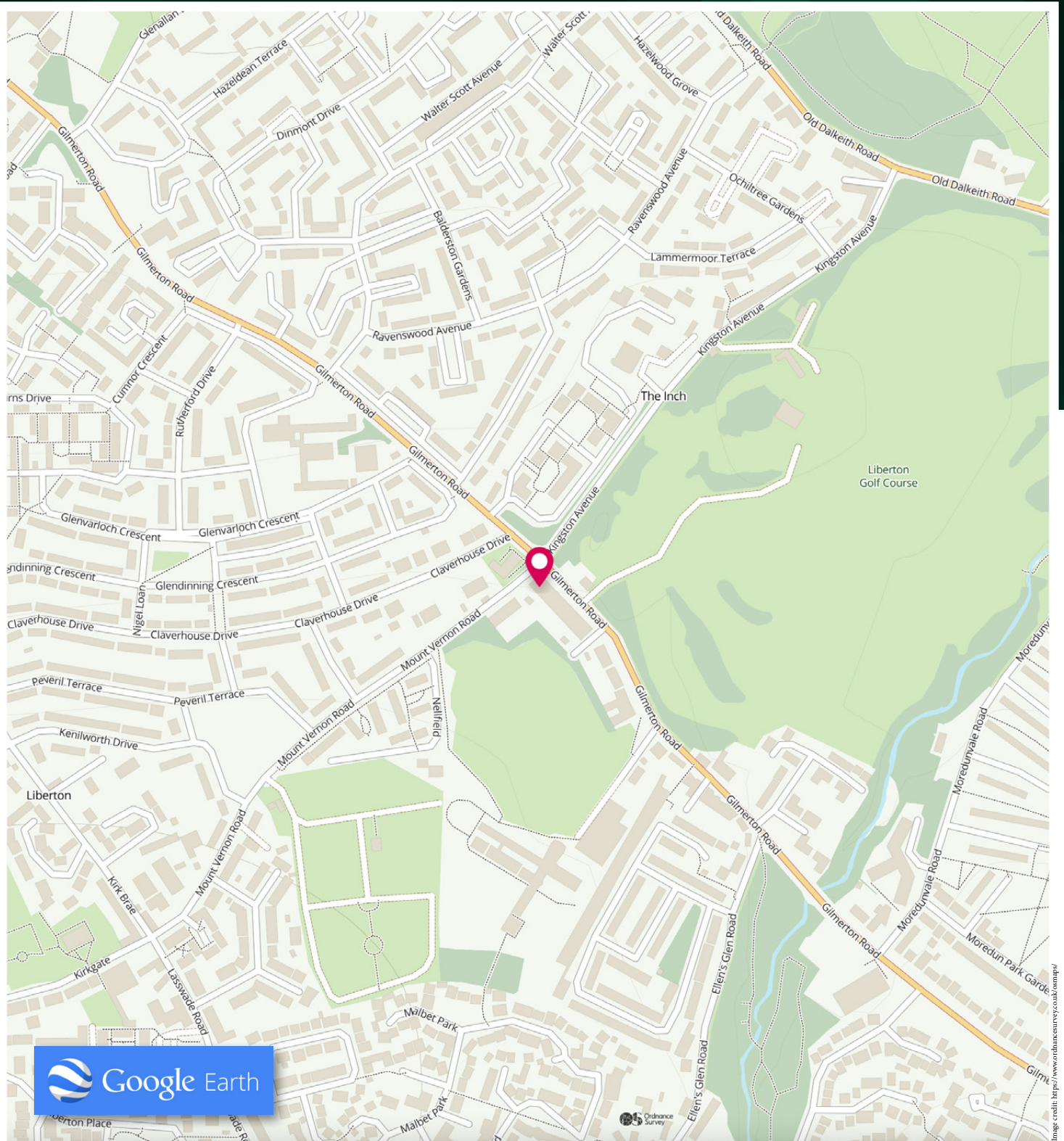
This property is a gem and presented to the market in wonderful condition. Further information regarding the finishings are available on request and viewing is highly recommended.





Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre. There is easy access to the City Bypass and buses 3, 8, and 29 run direct to the city centre, e.g. taking 15-20 mins to the National Museum of Scotland. Kings Buildings (University of Edinburgh), Royal Infirmary, Medical School and the new Sick Kids hospital are all within easy reach. Very nice walks nearby include the Braid Hills, Hermitage of Braid, Moredun Woods, Craigmillar Castle grounds, and the Innocent Railway/ Arthur's Seat. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

The Location



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