

1f3, 2 Upper Gilmore Terr

EDINBURGH, EH3 9NN



*Spacious Two Bedroom Flat In
Edinburgh's Popular Area of Bruntsfield*



0131 524 9797



www.mcewanfraserlegal.co.uk

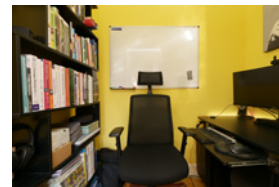


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom, generously proportioned flat in Edinburgh's popular area of Bruntsfield.

THE LIVING ROOM & BOX ROOM



Inside, the property comprises:

- Spacious living room which boasts high ceilings, a spacious area for various furniture arrangements. Off the living room is a handy box room that could be used as a home office.
- Fully equipped kitchen dining room, which is fully equipped with a gas hob, fan oven and freestanding white goods.

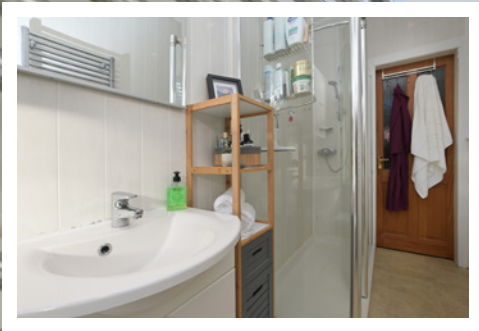
THE KITCHEN





- Ample storage space can be found across the flat, with large cupboards in the hall and a store/pantry off the kitchen
- There is one main family shower room which is fitted with a three-piece white suite and is in good condition.
- The property has two bedrooms. The master bedroom is a generous double. Accessed off the kitchen is a smaller bedroom, which would make for an excellent home office or even a separate dining room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

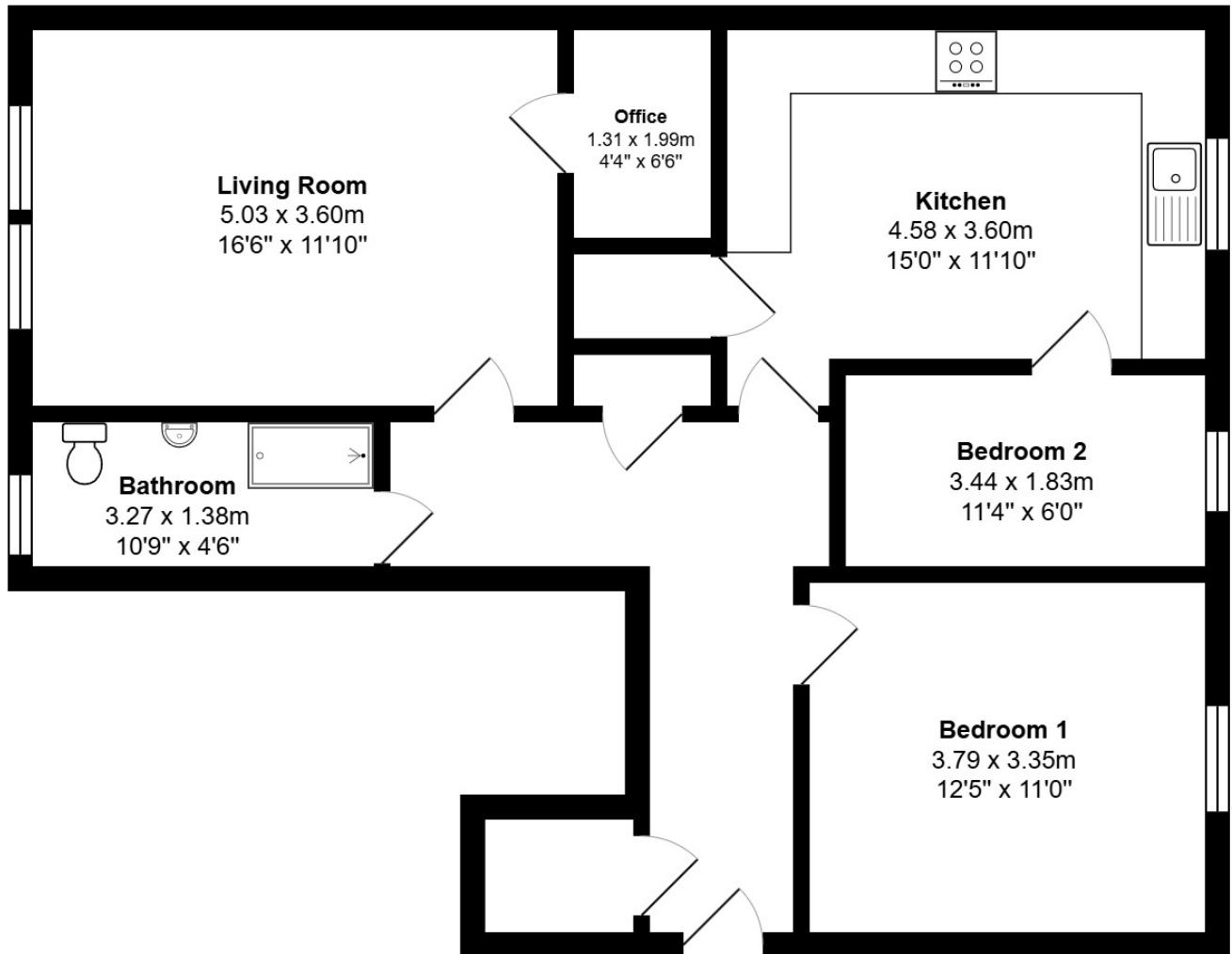


In addition, the property includes access to a communal rear garden, gas central heating, which is one year old and makes for a cosy home, year-round. An extra perk is that the street has a private residents' parking allowance, which makes for easy parking in this central location.

EXTERNALS

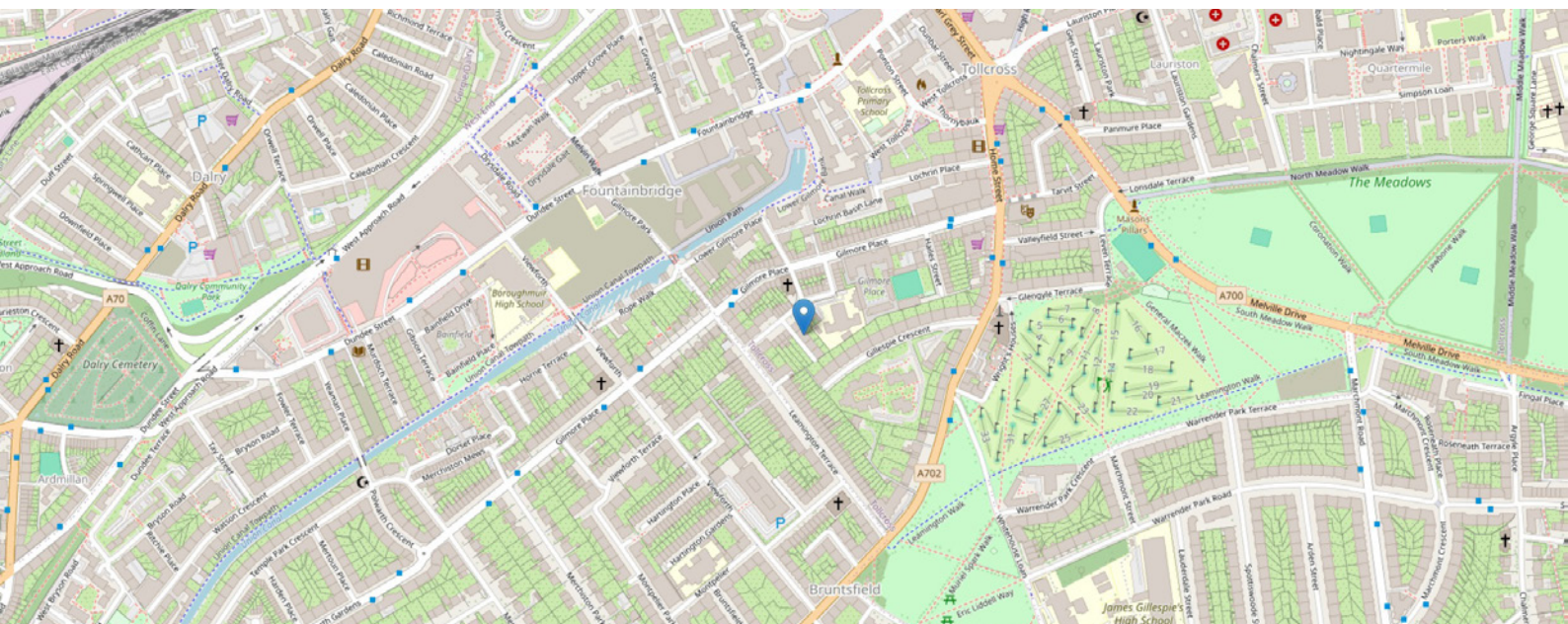


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: C



THE LOCATION

The highly desirable area of Bruntsfield lies approximately one mile South of Edinburgh's city centre. It offers an excellent array of amenities, including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.





The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include the Meadows, which has excellent tennis courts and Bruntsfield Links, which has a pitch and putt.

Edinburgh city centre can be reached on foot in under fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for in the private and state sectors.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.