



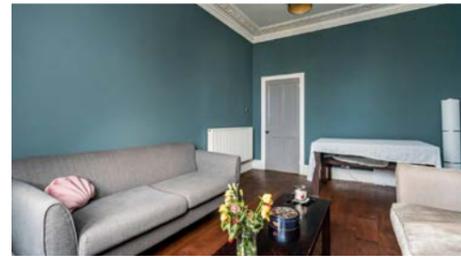
121 4F1 Gilmore Place  
Bruntsfield, Edinburgh, EH3 9PP

CALL US ON 0131 447 4747

# 121 4F1 Gilmore Place, Bruntsfield, Edinburgh, EH3 9PP

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Reception Hall with storage.
- Access to attic storage space.
- Attractive & good sized living room.
- Modern fitted kitchen with integrated appliances.
- Generously proportioned double bedroom with walk in wardrobe.
- Further double bedroom with fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Many original features.
- Double glazed sash & case windows.
- Well maintained communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

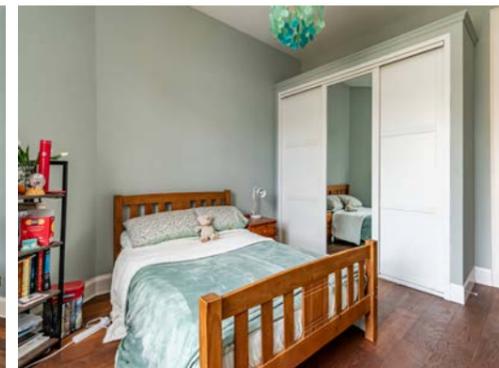
A well presented top floor flat situated in the highly sought after Bruntsfield district of the city ideally positioned for a wide range of local amenities and within walking distance of Edinburgh City Centre itself. The property would make an ideal purchase for a professional person or couple and is brought to the marketplace in move in condition.

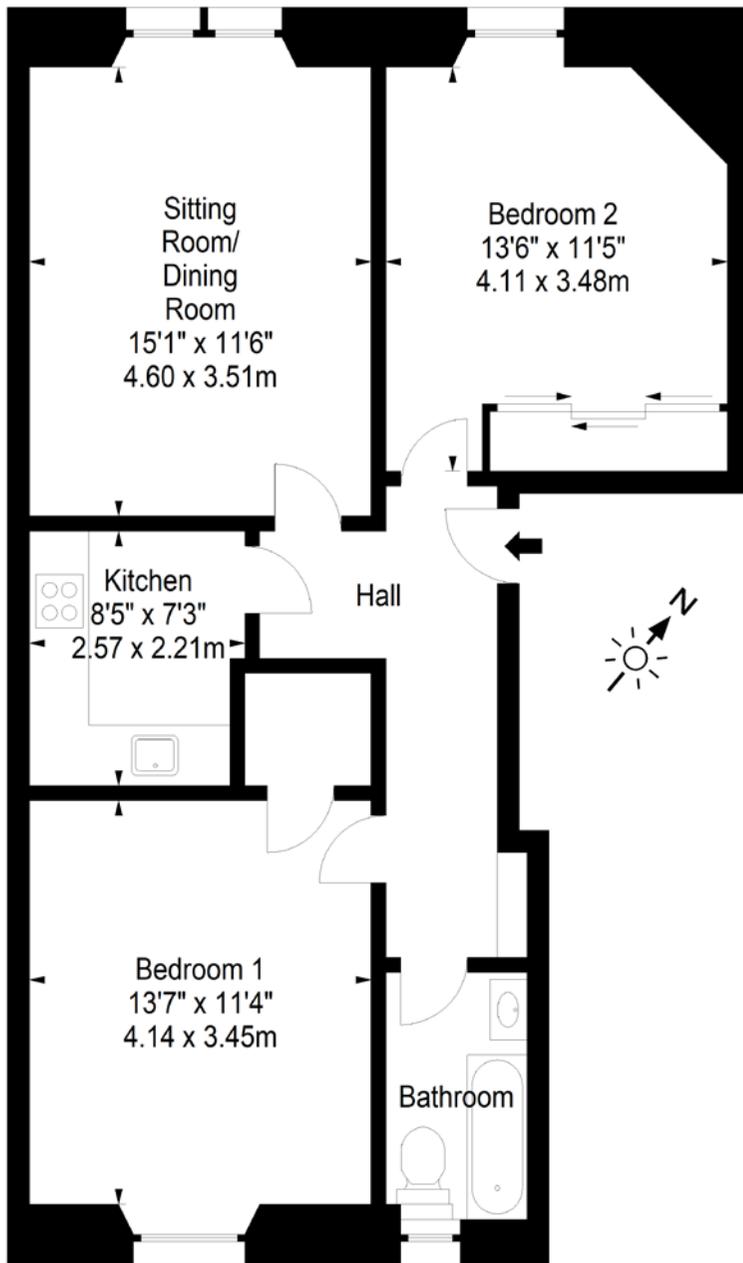
**COUNCIL TAX BAND:** C.  
**TRAIN STATION:** APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.  
**BUSES:** ON YOUR DOORSTEP.

## LOCATION

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and soughtafter suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

**EXTRAS:** ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.





Fourth Floor

Gilmore Place,  
Edinburgh,  
Midlothian, EH3 9PP



Approx. Gross Internal Area  
733 Sq Ft - 68.10 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.