



boyd property

4/43 Gillsland Road
EDINBURGH | EH10 5BW

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Description

Situated within the peaceful Merchiston conservation area, 4/43 Gillsland Road is a light, spacious second floor retirement flat, situated in a prime location within an established retirement complex for 60s and over. The flat is accessed via a well-kept, secure shared entrance and the flat briefly comprises; an entrance hall with large storage cupboard, a bay windowed living/dining room, which offers beautiful views over the communal garden grounds, a fitted kitchen, a bright double bedroom with fitted storage cupboard and a shower room. The flat benefits from double glazing and electric heating, there is a 24-hour careline alarm system with emergency pull cords, a part-time resident manager, and a guest room within the complex. Externally, the landscaped communal garden offers a sweeping manicured lawn and colourful flower beds, creating a truly peaceful setting for socialising and relaxing in the sun and there is private residents' parking available.

Factoring

The development is managed by Bield Housing Association for an approximate monthly fee of £100, which covers block buildings insurance, cleaning of shared areas, garden and ground maintenance, and the provision of a house manager and the 24-hour response system.

Location

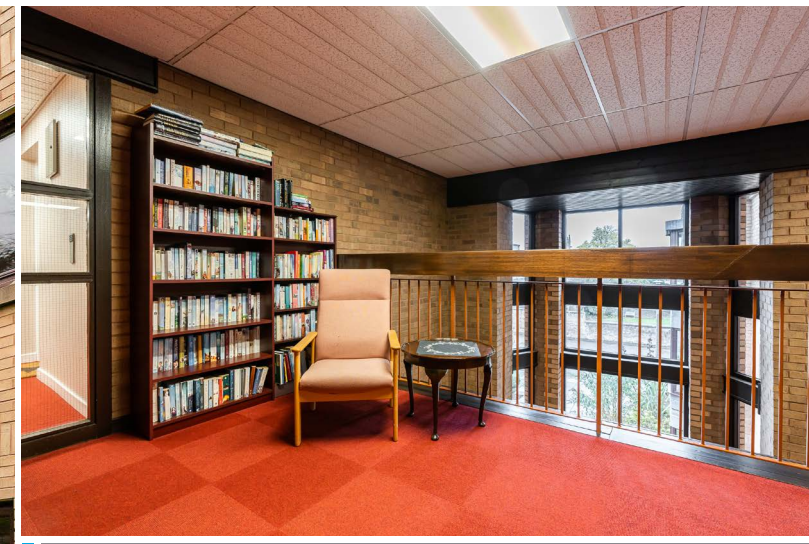
Merchiston is one of the most sought-after and prestigious places to live in Edinburgh, enjoying tree-lined streets, established gardens, and large villas. Lying southwest of the city centre, Merchiston offers a wide variety of cafés, restaurants, artisan coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets, including Waitrose and M&S. It offers a unique and independent atmosphere whilst being very close to the city centre, where further shopping, leisure, and cultural amenities can be enjoyed, from the world-class designer stores on George Street, to the fashionable high-street shops on Princes Street. The area is very well served by public transport, superb cycle paths, and walkways along the canal, the Water of Leith or in the many greenbelt areas.

Extras

All fitted floor coverings and white goods, no warranties or guarantees will be given for these appliances.

Price & Viewing

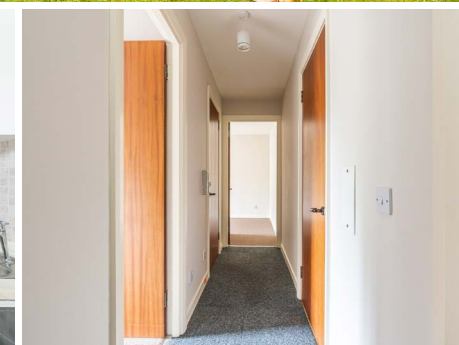
For price and viewing information contact Agents.



Features

- Entrance hall
- Living/Dining Room
- Kitchen
- One bedroom
- Shower room
- Double glazing
- Electric heating
- Private communal garden grounds
- Residents parking
- 24-hour careline alarm system with emergency pull cords
- A part-time resident manager
- Guest room within the complex

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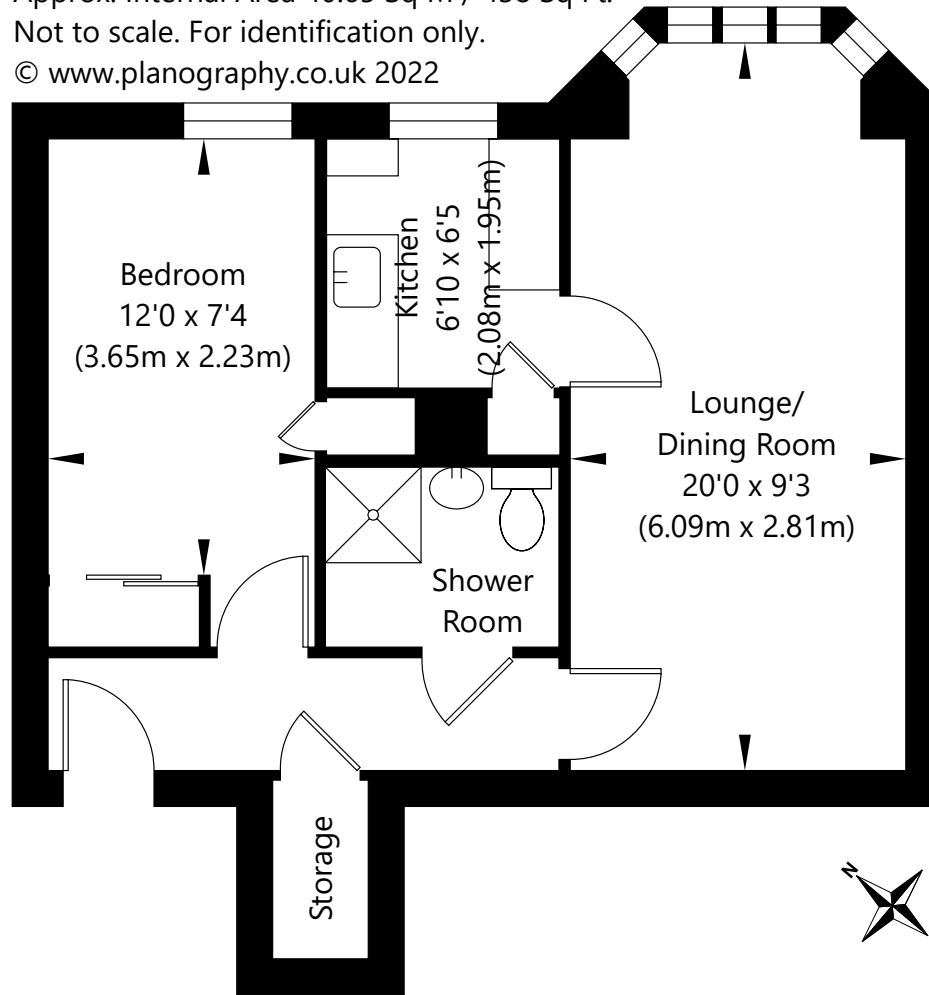


Second Floor

Approx. Internal Area 40.65 Sq M / 438 Sq Ft.

Not to scale. For identification only.

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.