

COULTERS<sup>©</sup>

WELCOME TO:

# GILMORE PLACE

29B Gilmore Place, Tollcross, Edinburgh, EH3 9NE





## GILMORE PLACE AT A GLANCE:



Vibrant Tollcross  
location



Category C listed  
apartment



Gated private  
patio garden



Near Haymarket  
Train Station



Walking distance of  
Bruntsfield Links



Exceptional cultural  
and leisure choices

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Tastefully renovated and redecorated by the current owner this is a charming one-bedroom apartment in the vibrant neighbourhood of Tollcross. A ground floor property with a private patio garden, the comfortable accommodation is stylish in design, and makes an ideal home or a desirable investment. With the outstanding retail, cultural, and leisure choices, and the Meadows and Bruntsfield Links in walking distance it is a must-see.

- Stunning living/dining room featuring a sash and case window, shelved Edinburgh press and original black marble fireplace.
- Modern fitted galley kitchen with gloss white wall and floor units, tiled splashback, black worktops, and integrated appliances including an extractor hood, hob and oven.
- Restful double bedroom with a striking décor, plush carpeting, and bespoke built-in mirrored wardrobes and storage.
- Well-appointed and fully tiled walk-in rainfall shower room with a chrome towel radiator, WC, and washbasin.
- Gated private patio garden to the side of the property as well as further garden space to the front.
- Gas central heating throughout.
- On-street parking and Permit parking.





## LOCATION, LOCATION, LOCATION:

A lively and thriving neighbourhood just a stone's throw from Edinburgh City Centre, Tollcross and Bruntsfield connect Lothian Road and the New Town to Morningside. The property benefits from access to a wide range of amenities from restaurants such as Tuk Tuk, the Bombay Bicycle Club, Harajuku Kitchen and KORA by Tom Kitchen; to cafes like The Treehouse and Castello Coffee; and bars including The Blackbird and Edinburgh's iconic Bennets Bar.

The scenic green spaces of The Meadows and Bruntsfield Links are moments away with tennis courts, pitch and putt, picnic spots, and pleasant walks. Gym enthusiasts will love the One Spa at The Sheraton or Nuffield Health and Fitness Wellbeing Gym at nearby Fountain Park which also houses a Genting Casino, Cineworld Cinema and popular eateries.

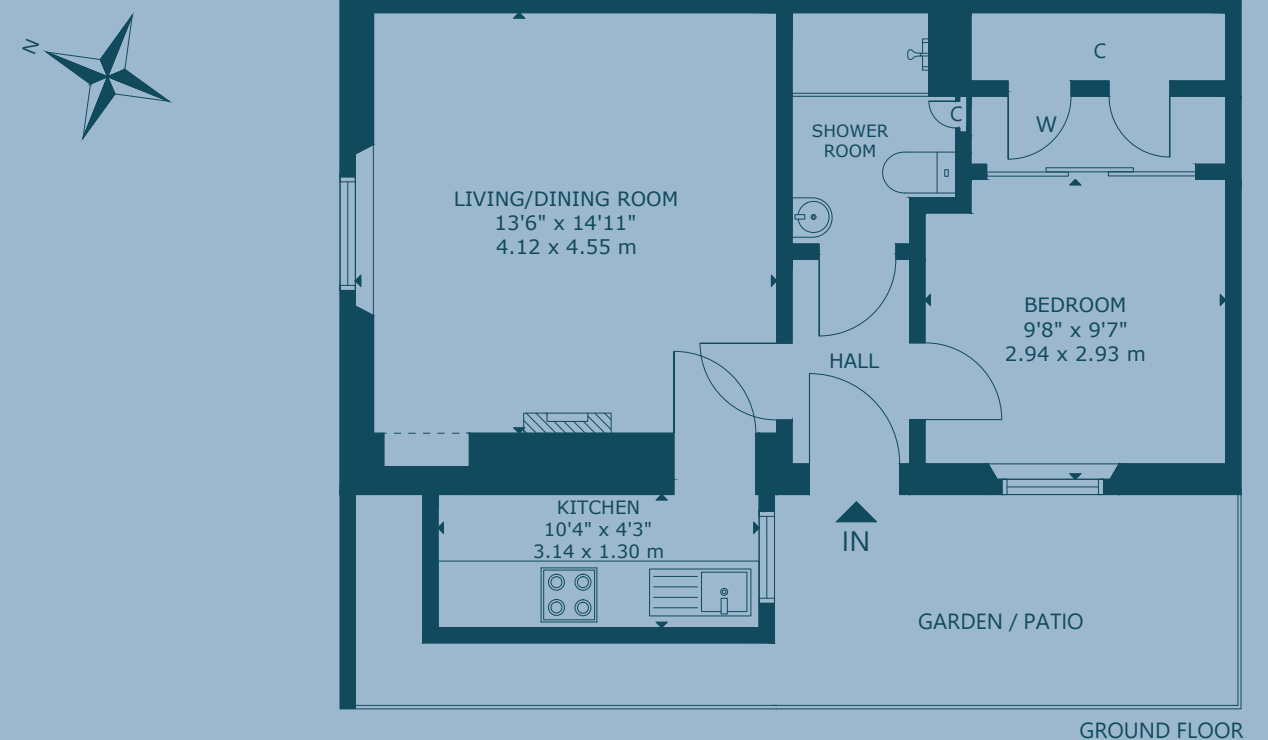
Cultural highlights all within walking distance include The Usher Hall, The Royal Lyceum Theatre, the independent arthouse Cameo Cinema, The Traverse Theatre, and the treasured historic King's Theatre.

It is ideally positioned for access to The University of Edinburgh and Edinburgh Napier University. The property is well-served by local convenience stores. Cosmopolitan Bruntsfield and Morningside have an array of quality independent retailers along with a large Waitrose, and Marks and Spencer Simply Food.

Superb transport links include regular bus services taking you swiftly throughout Edinburgh, and Haymarket Train Station which is walkable and boasts tram links to Edinburgh International Airport



## FLOOR PLAN:



29B Gilmore Place, Tollcross, Edinburgh, EH3 9NE

Approx. Gross Internal Area

495 Sq Ft - 46 Sq M

For identification only. Not to scale.

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# WE'D LOVE TO HEAR FROM YOU:

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