



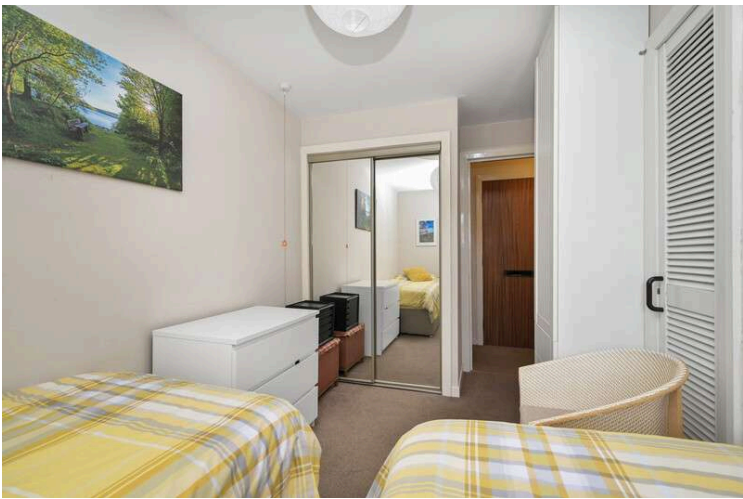
Flat 36, 4 Gillsland Road, Edinburgh EH10 5BW

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Situated within the peaceful Merchiston conservation area, McDougall McQueen present to the market this bright and spacious retirement apartment, situated in a prime location within an established retirement complex for aged sixty and over. The apartment is accessed via a well-kept, secure shared entrance with lift access, externally the landscaped communal garden offers a manicured lawn and colourful flower beds, creating a truly peaceful setting along with private residents' parking. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway with useful walk-in cupboard.
- Living/dining complemented by a bay style window and wall mounted electric fire.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Double bedroom with built in wardrobe storage and a useful shelved cupboard.
- Shower room comprising WC, wash hand basin and walk in shower.
- Double glazing.
- Electric heating.
- Beautiful communal gardens.
- Residents parking.
- Factored by Charles White
- Secure entry and lift access.



## 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.

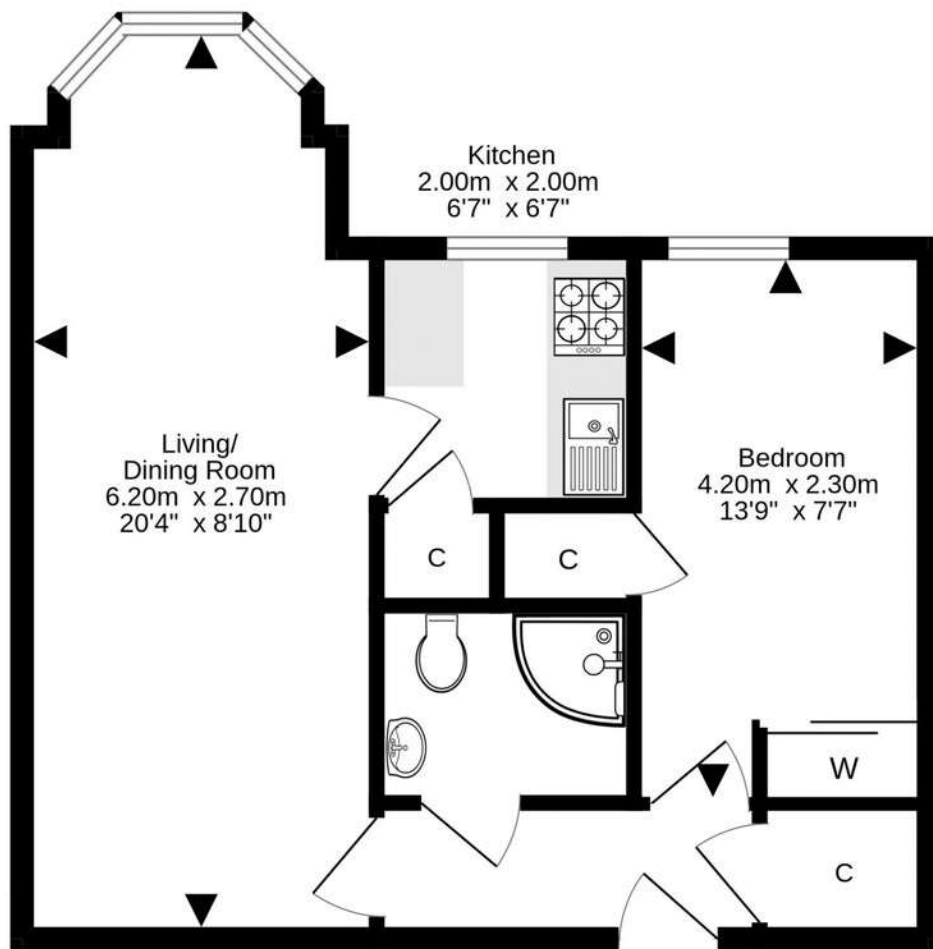
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



Kitchen  
2.00m x 2.00m  
6'7" x 6'7"

Living/  
Dining Room  
6.20m x 2.70m  
20'4" x 8'10"

Bedroom  
4.20m x 2.30m  
13'9" x 7'7"

Shower Room  
2.00m x 1.50m  
6'7" x 4'11"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

