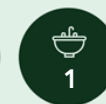




GARDEN STIRLING BURNET

2/3 EAST FARM OF GILMERTON
GILMERTON, EDINBURGH, EH17 8TQ





SUMMARY

Benefiting from a quiet parkside position with off-street parking, this modern ground-floor studio flat features a sunny living room cum double bedroom, a versatile study/dressing room with storage, a bathroom with a shower-over-bath, and a modern kitchen. The layout is currently utilised as a generous living room, with a box bedroom leading off. Appealing to professionals, first-time buyers, and investors, the flat lies just 20 minutes' commute from central Edinburgh, and within close proximity to excellent local amenities, transport links, and open countryside.

Extras: All fitted floor and window coverings and light fittings are included.

FEATURES

- Leafy suburban setting
- Close to amenities and open green spaces
- Ground-floor studio flat
- Secure entry system
- Entrance hall with storage
- Spacious and sunny living and bedroom area
- Modern fitted kitchen
- Dressing room or box bedroom area with storage
- Bathroom with shower-over-bath
- Unrestricted residents' parking
- Heating and double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



HOUSE SALES

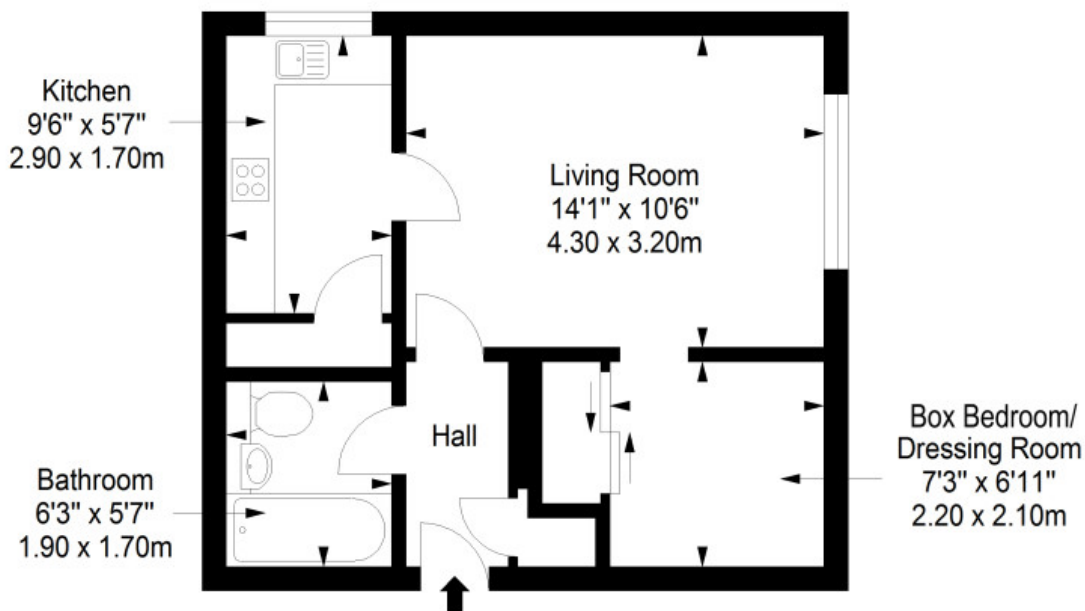
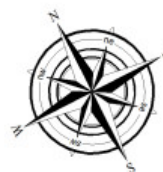
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 33.5 sq. metres (360.6 sq. feet)