



12 St Peters Buildings, Gilmore Place
Bruntsfield, Edinburgh, EH3 9PG



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12

St Peters Buildings, Gilmore Place

Handsome main door flat, offering spacious & versatile accommodation in Edinburgh's popular Bruntsfield district.

- Spacious main-door flat in prime location
- Modern kitchen open-plan to bright living/ dining room
- Master bedroom with a stylish en-suite shower room
- Two further bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Residents Permit Parking
- Close to Bruntsfield Links

Home Report: £300,000

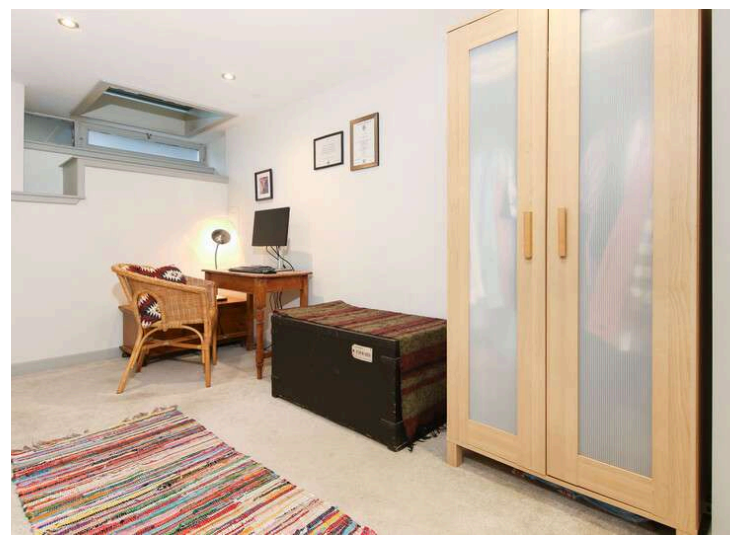
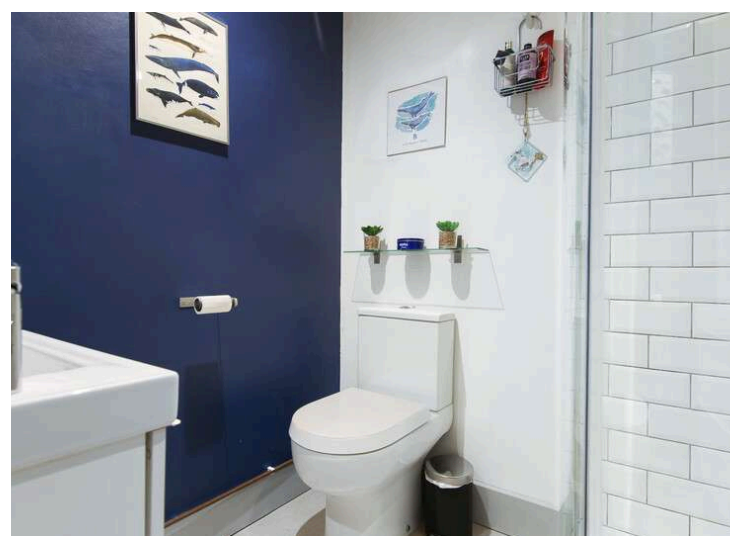
EPC Rating: C

We are delighted to be able to offer for sale this handsome main door flat (former shop conversion) which boasts flexible accommodation of considerable character and style, arranged over ground and lower ground levels.

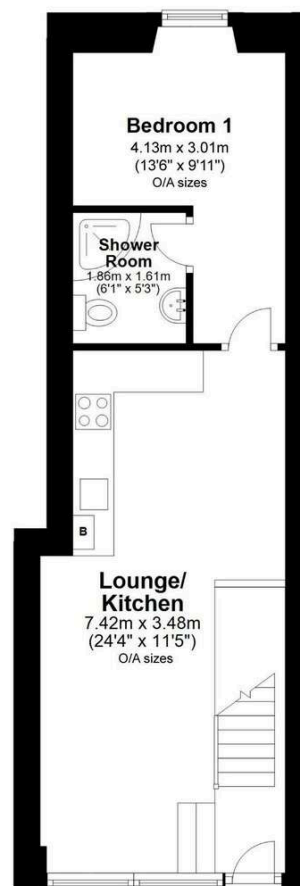
A part glazed outer door leads into the hall area, with a few steps rising to the lounge/open plan fitted kitchen area. Large windows to the front afford a flood of natural light. The quality fitted kitchen has integrated appliances and there is space for a dining table & chairs and a feature glazed balustrade. The lounge area has a glazed panel in the floor, providing additional light to the bedroom below. A doorway off the kitchen leads through to the master bedroom suite, with double glazed window to the rear, en-suite shower room and a useful volume of storage space at high level. A stairway off the hall leads down to the accommodation on the lower level, comprising single bedroom or study/home office to the front, internal bathroom with shower and a double bedroom or additional public room with double glazed windows overlooking the gardens.

Gas central heating with a combination boiler and double glazed windows should help ensure a warm yet cost effective home. Residents permit parking is available in the immediate vicinity.

Extras: To include all fitted carpets and fitted floor coverings, window coverings, light fittings and kitchen appliances (oven, hob, fridge/freezer) within the sale.



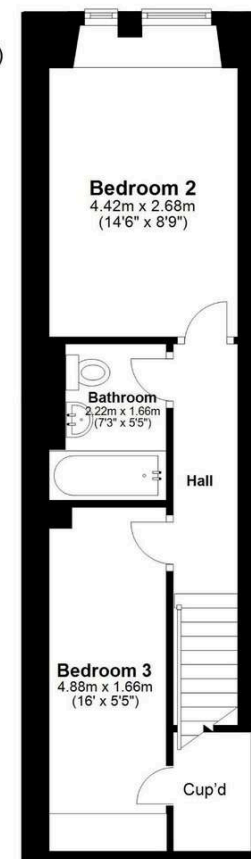
Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining 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 Quatermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital. 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.



Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)

Total Area: approx.
68.9 sq.metres (741.2 sq. feet)



Basement

Approx. 31.3 sq. metres (336.7 sq. feet)



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