




COULTERS[©]

FLAT 10, 4 GILLSLAND ROAD

MERCHISTON, EDINBURGH, EH10 5BW

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Enviably located on a peaceful street in the Merchiston conservation area, this one-bedroom flat forms part of a well-kept development for those aged 60 or over*. Set back from the road and conveniently positioned on the ground-floor, the flat faces south-west and overlooks a pleasant courtyard.

Inside, there is a sitting room with bay window and feature fireplace, fitted kitchen, double bedroom with built-in mirrored wardrobe, shower room and large storage cupboard.


The building benefits from a lobby and secure entry system. There is telecare/careline system in place with pullcords throughout the property. A guest flat is available for hire upon request.

The property is fitted with double glazing and electric storage heaters.



KEY FEATURES

 Ground floor flat in retirement development.

 Double bedroom with built-in wardrobe.

 Well-kept communal grounds.

 Residents car park.

 Excellent bus service from nearby streets.

 Quiet residential street in highly desirable area.





There is a residents' car park and well-kept communal grounds surround the building and feature a manicured lawn, mature borders and seating.

The building is factored by Charles White Ltd for a quarterly cost of roughly £385 which includes buildings insurance, general maintenance, lift maintenance, gardening, communal lighting and stair cleaning. A residents' association and committee are also in place. A suitability interview will be required before sale.

*First occupant must be 60 or over. If there are two occupants, the second occupant does not need to meet the age criteria.



THE LOCAL AREA

Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. The picturesque Union Canal and Harrison Park are both close by and offer a pleasant opportunity for a leisurely stroll. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub provides train and tram links across the city, to Edinburgh Airport and further afield. The area also enjoys swift and easy access to the City Bypass and the M8/M9 motorway network.

EXTRAS

All curtains, light fittings, fireplace, electric plug-in stove fitted flooring, washing machine and integrated appliances are included in the sale price.

GET IN TOUCH



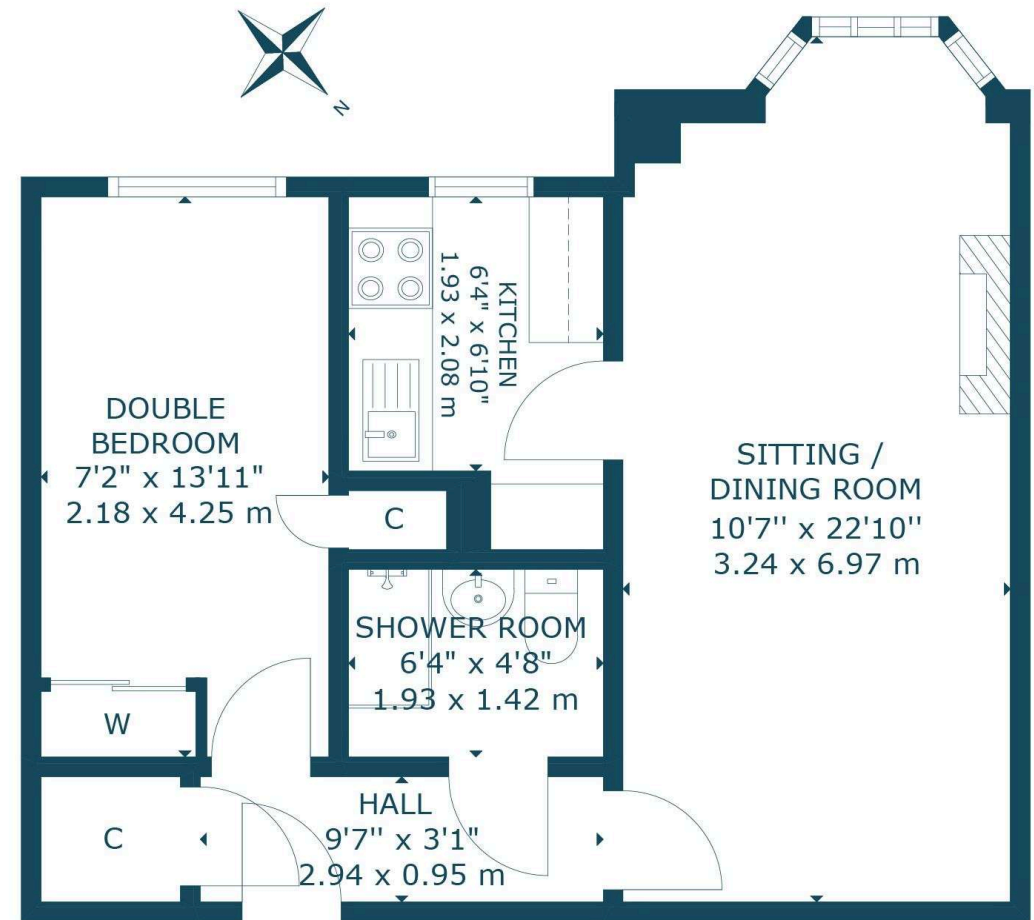
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GROUND FLOOR

FLAT 10, 4, GILLSLAND ROAD, EDINBURGH, EH10 5BW

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 456 SQ FT / 42 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.