

245B/6 Gilmerton Road, Liberton Edinburgh, EH16 5TH

OFFERS OVER £200,000



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- Large first floor flat in true 'move-in' order
- Living/dining room and separate fitted kitchen
- 2 double bedrooms, en suite and stylish new shower room
- Double glazing and gas central heating
- Entry system and factor
- Communal grounds, bike store and private parking
- Minutes from Cameron Toll Shopping Park
- EPC B

Description

In true 'move-in' order, this recently refurbished first floor flat boasts many attractive features including the luxury of an en suite shower room. The property (67 sqm) has a welcoming entrance hall with a storage cupboard and entry system. The living/dining room has a large box/bay window with French doors opening onto the balconette. The bright kitchen was newly refitted with modern base and wall units with oven, hob, hood and fridge/freezer. Its master bedroom has fitted wardrobes and en suite shower facility. The second bedroom is also a good double with in-built wardrobes. Completing the accommodation is a former bathroom which has been transformed into a contemporary shower room. The flat is perfect for first time buyers or investors alike and early viewing is recommended. It forms part of a modern courtyard development dating back to around 2002.





Central Heating and Double Glazing

Modern gas heating is complemented by UPVC double glazing.

Managing Agent

The development is managed by Hacking & Paterson and has a quarterly factoring fee of £250 which includes buildings insurance.

Location

The popular district of Liberton lies very close to Cameron Toll Retail Park and several Edinburgh University complexes. It is less than three miles southeast of the City Centre and within easy reach of the major road networks including the City By-pass, A1 and A7. There are local schools, excellent bus services, golf courses and other amenities.

Home Report

The property has been valued by surveyors at £210,000 and a link to the Home Report is available direct from the ESPC web site.

Council Tax and Energy performance Certificate

The property lies in Council tax Band E and has a B-rated EPC.

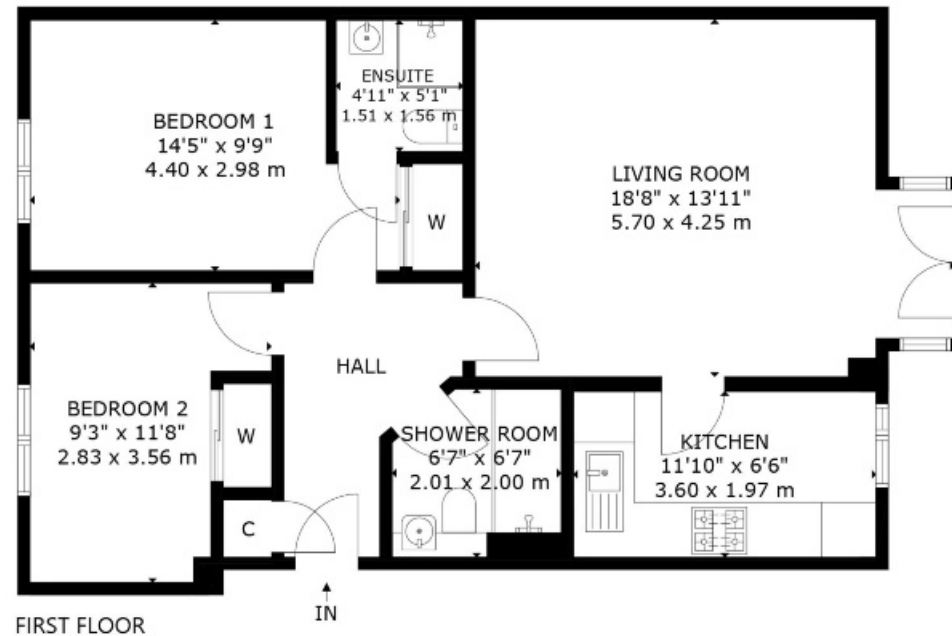
Viewing

Telephone Agents 0131 229 3399 (0759 5820611 out with office hours) to view.

Extras

The sale price includes all the integrated appliances, fitted carpets, curtains and blinds.





FIRST FLOOR

245B/6 GILMERTON ROAD, EH16 5TH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 716 SQ FT / 67 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
email sales@dm-property.com
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