



Tollcross, Edinburgh

98 GILMORE PLACE, EDINBURGH EH3 9PF

A substantial, two bedroom, period garden flat occupying the ground floor of a handsome detached, stone-built villa in a sought-after area close to Bruntsfield and the City Centre. The property benefits from gated off-street parking, a large cellar and an exceptional, mature garden.



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2



DESCRIPTION

This generous Period Garden Flat is located in a leafy residential area close to excellent amenities. The accommodation comprises:

- Entrance Hall
- Sitting Room
- Dining Kitchen
- Two Large Double Bedrooms
- En-Suite Bathroom
- Further Shower Room
- Walk-In Storage Cupboard
- Extensive Cellar (Ceiling height Approx. 1.60m)
- Stone-Built Garden Store
- Gated Off-Street Parking
- Front Garden
- Rear Garden with mature Shrubs and Trees extending to Approx. 180'

LOCATION

Gilmore Place is situated in the heart of Edinburgh's vibrant Southside, offering an enviable location that seamlessly blends city living with a welcoming neighbourhood atmosphere. Just a short stroll from the iconic Meadows Park, this area is ideal for those who enjoy outdoor space and recreational activities, while being within easy reach of the city's bustling cultural and social scene. The City Centre, the historic Old Town and the prestigious University of Edinburgh are all within walking distance. The area also boasts a lively mix of independent shops, trendy cafés, and traditional pubs, providing a perfect blend of convenience and charm.

The nearby Bruntsfield and Tollcross districts add to the diverse range of amenities, from boutiques to theatres. Whether you're enjoying a quiet walk through the Meadows or venturing out for an evening of dining and entertainment, Gilmore Place offers the perfect base for experiencing the very best of Edinburgh.

Schooling is well represented at all levels. (George Watsons College, Bruntsfield Primary and Boroughmuir High School are all nearby).

The Union Canal runs close by the property and offers a pleasant traffic free route into the centre of the capital, or southwest towards Colinton and The Pentlands. Regular buses run along Gilmore Place and Lothian Road giving rapid access into the town centre and beyond and Haymarket Station (which is under a mile away).

EXTRAS

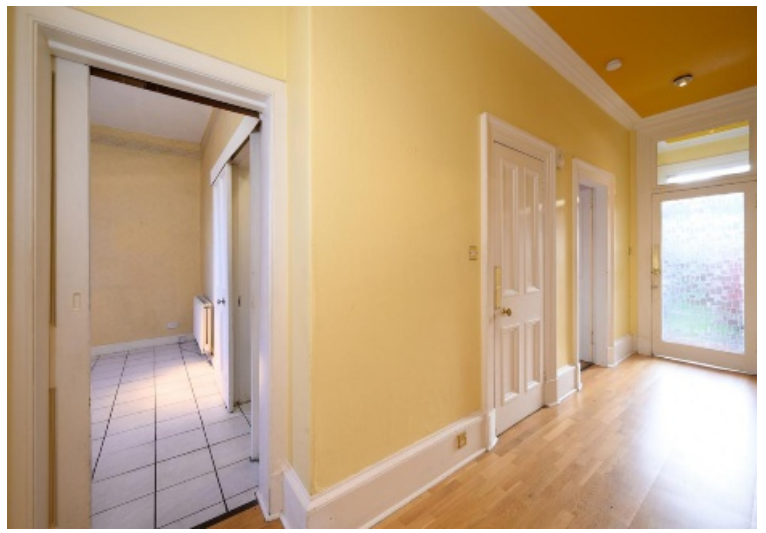
Carpets, flooring, curtains, light fittings, integrated oven and hob, washing machine, dishwasher and fridge freezer are all included in the sale.

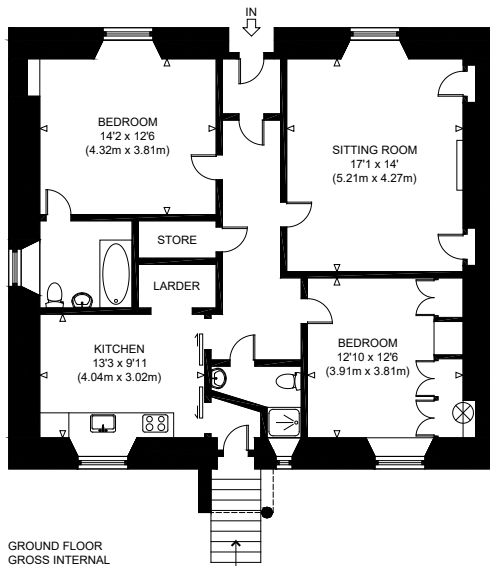
COUNCIL TAX BAND

Band E

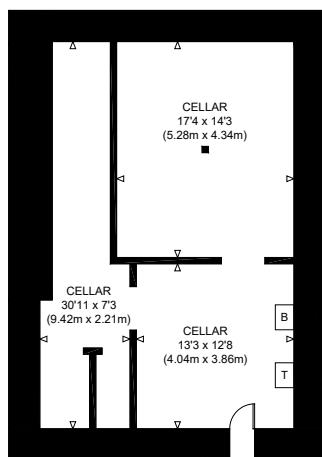
VIEWING

By Appointment with Agents: Tel: 0131 467 7550

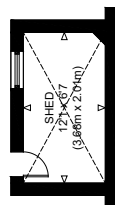




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1070 SQ FT / 99.5 SQ M



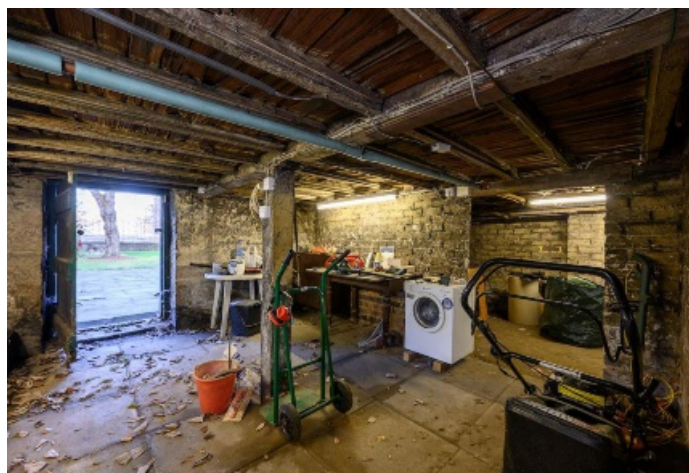
BASEMENT
GROSS INTERNAL
FLOOR AREA 614 SQ FT / 57.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 80 SQ FT / 7.4 SQ M



GILMORE PLACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1684 SQ FT / 156.6 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 80 SQ FT / 7.4 SQ M
 TOTAL COMBINED FLOOR AREA 1764 SQ FT / 164.0 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.