

**4/12 Gillsland Road, Merchiston
Edinburgh, EH10 5BW**

OFFERS OVER £135,000



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- Ground floor flat in secure purpose-built retirement development with lift
- Comfortable living/dining room
- Separate refitted kitchen with appliances
- Double bedroom and modern shower room
- Electric heating and UPVC DG
- Enclosed mature grounds incorporating parking
- EPC C

Description

This well presented and spacious one bedroom ground floor flat (52sqm) for the over 60's is in true move in condition and is available to those who are able to live independently. The flat is situated in a prime location in the peaceful Merchiston conservation area. With generous room sizes and ample storage space the property could easily suit downsizers. Ideally located to the side of the building next to a secure communal entrance it is in a perfect position for someone who perhaps struggles to walk. All of the living accommodation over-looks the beautiful shared garden providing a tranquil setting. Residential parking is available, plus there is plenty of on-street parking too. The main building entrance is accessed via a secure entry-phone system and benefits from a beautiful reception area with seating and a lift. The building itself is managed by Charles White Property Management and in addition for peace of mind there is a 24 hour care alarm system with emergency pull cords installed.





Heating and Double Glazing

Efficient electric storage heating is complemented by UPVC double glazing.

Grounds

The property sits to the rear within the landscaped grounds of the retirement complex. A beautiful and private communal garden offers an immaculate lawn with a range of shrubs and colourful flower beds bordering the lawn creating a very tranquil setting. Patio seating and benches are dotted around offering a sunny spot to relax and socialise outdoors. Private residents' parking is also available.

Location

Merchiston is a suburb located in South West Edinburgh and is one of the most prestigious and desirable residential areas to live. Morningside and Bruntsfield border Merchiston and offer a wide variety of cafes, bars and restaurants, artisan coffee houses, independent shops and supermarkets including Waitrose and M&S. To the North of Merchiston is the union canal which runs from Edinburgh to Falkirk and along which you can walk or cycle. The city centre is approximately 2 miles away and the whole area is served very well by public transport.

Valuation

The property has been valued by surveyors at £140,000 and the link to the Home Report is available from the ESPC web site.

Council Tax and EPC

The property lies in Council Tax band C and has a C rated Energy Performance certificate.

Extras

The sale price includes the fitted carpets, oven, washing machine, hob, hood and fitted blinds.

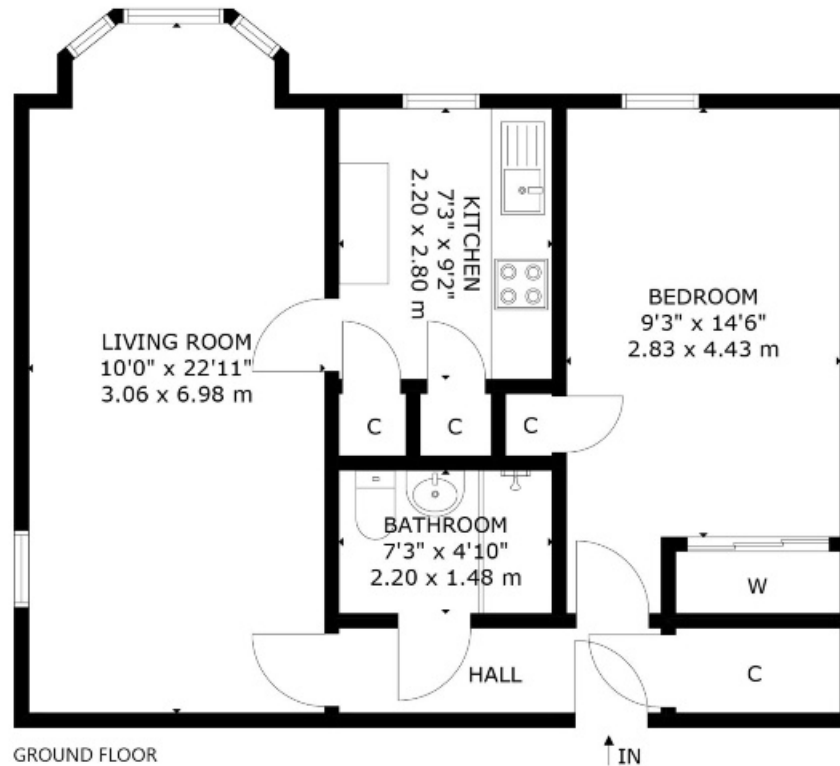
Factoring

Annual factoring fee, including block buildings insurance, is approx. £1520 per annum.

Viewing

By appointment telephone Agents on 0131 229 3399.





GROUND FLOOR

4/12 GILLSLAND RD, EDINBURGH EH10 5BW.
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 582 SQ FT / 54 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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