



366/1 Gilmerton Road, Edinburgh EH17 7PU
Offers Over £135,000



MONARCH
LEGAL



Discover the perfect blend of comfort and convenience in this delightful one-bedroom flat in 366/1 Gilmerton Road, Edinburgh . This cosy home offers a well-designed living space, making it ideal for first-time buyers, young professionals, or investors.

At the heart of the property is a bright and airy open-plan kitchen and dining area, designed to maximize space and functionality. This layout creates a welcoming environment, perfect for both everyday living and entertaining. The kitchen is fitted with appliances, while large windows allow natural light to flood the space.

The well-proportioned bedroom offers a peaceful retreat, providing ample storage. The flat also benefits from a well-maintained bathroom, adding to its practicality and comfort.





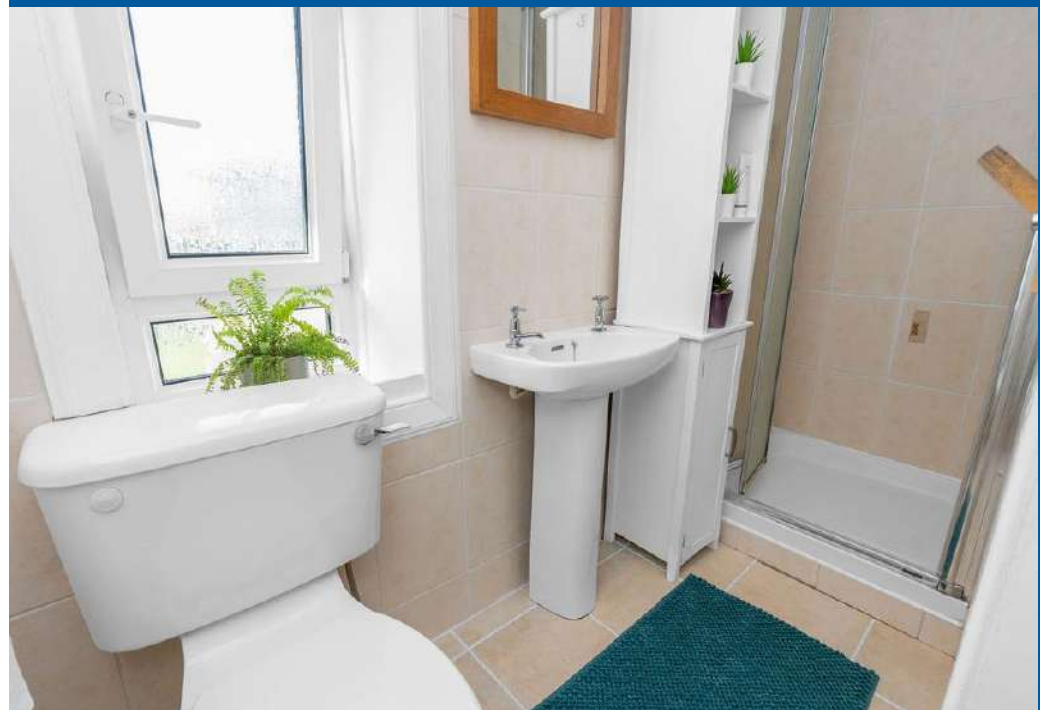


The well-proportioned bedroom offers a peaceful retreat, providing ample storage solutions to keep the living area organized and clutter-free. The flat also benefits from a well-maintained bathroom, adding to its practicality and comfort. A standout feature of this property is the back garden, offering access to an outdoor space.

This charming one-bedroom flat at Gilmerton Road is a fantastic opportunity to own a well-located and well-appointed home with the added benefit of access to a garden. Experience the convenience of modern living in this inviting and comfortable space.



MONARCH
LEGAL





Gilmerton road is located in a well-established residential area in the southeast of Edinburgh, offering a blend of suburban tranquillity and urban convenience. The area is known for its strong sense of community, excellent local amenities, and easy access to the city centre. Residents benefit from a range of shops, supermarkets, and cafes.

Green spaces such as Burdiehouse Burn Valley Park and the scenic Pentland Hills are within easy reach, perfect for outdoor enthusiasts. Gilmerton is also well-served by public transport, with frequent bus routes connecting to Edinburgh's city centre and beyond. Additionally, its proximity to the Edinburgh Royal Infirmary and major road links, including the City Bypass, makes it a highly convenient location for professionals, commuters, and families alike.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.