



Deans Properties

Deans Solicitors and Estate Agents LLP



**3/4 Lower Gilmore Bank
Fountainbridge, EH3 9QP**



FIRST FLOOR FLAT

- Living Room/Kitchen
- Two Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Storage
- Balcony
- Allocated Parking Space in Garage
- Lift / Accessible Building
- DG & GCH
- EPC Rating – C

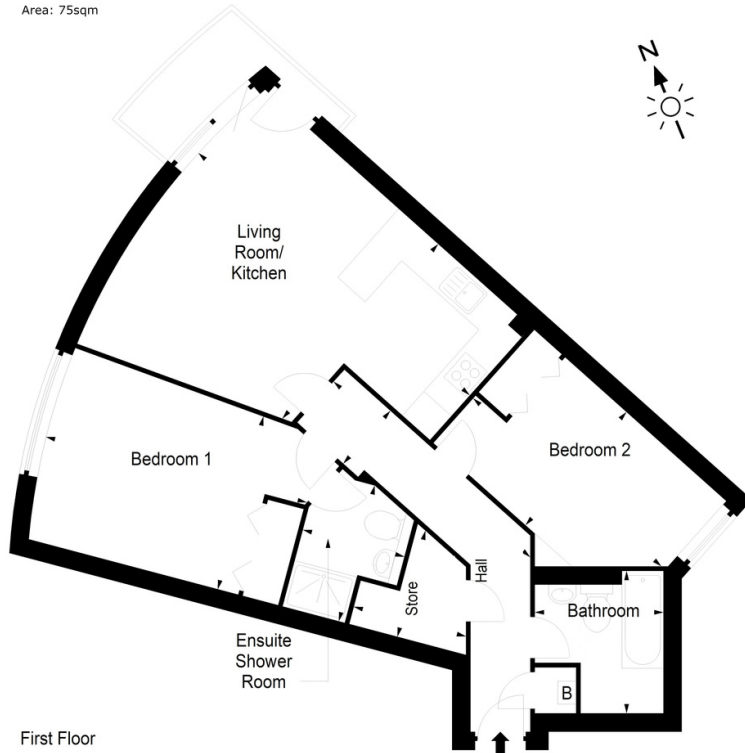


This well-presented first floor flat in move-in condition forms part of a modern and secure development with lift to all floors, overlooking the Union Canal and is located in the popular area of Fountainbridge in the heart of Edinburgh. While in a quiet, residential area, the property is ideally placed for easy access to a variety of excellent local amenities including shops, cafes, bars and restaurants as well as convenient transport links including Haymarket Station. Lovely outdoor space is situated nearby at the Union Canal and in the Meadows. The property comprises: bright open concept living room/kitchen with modern appliances and generous wrap-around balcony boasting views of the canal, spacious principle double bedroom with an ensuite shower room, a further good-sized double bedroom with a built-in wardrobe, contemporary bathroom with shower over bath and ample storage space in the hall. An allocated parking space in a private, underground garage offers convenient off-street parking. The property is fully double glazed and benefits from gas central heating. Included in the sale are fitted carpets & floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine & tumble dryer, dishwasher, light shades and other furniture items. All appliances are sold as seen with no warranty provided.



**Lower Gilmore Bank,
Edinburgh, EH3 9QP**

Area: 75sqm



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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