



# Liberton

237a/8 Gilmerton Road  
EH16 5TH



Buzzer No. 8 - Top Floor Flat

OFFERS OVER £189,000

- Hall
- Livingroom with Juliet balcony
- Kitchen
- 2 bedrooms (1 en-suite)
- Bathroom
- Gas central heating
- Double glazing
- Views to Arthur's Seat & Pentlands
- Excellent storage
- Parking
- Well maintained common stair



Viewing - by appointment please call  
Solicitors 0131 253 2379





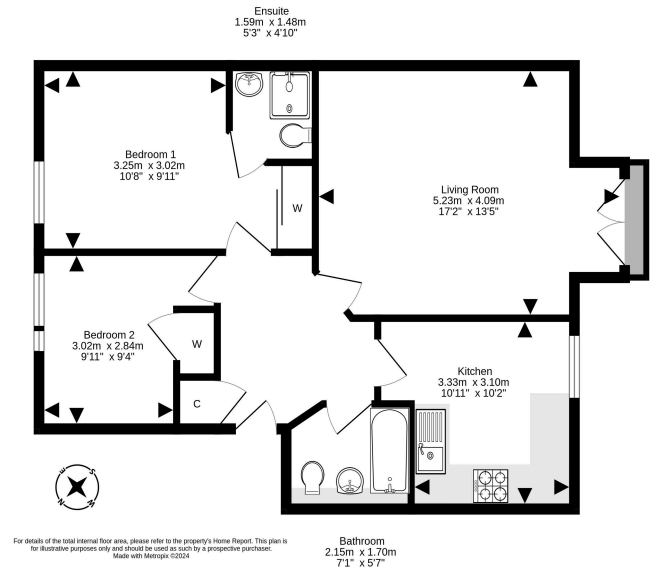






This top floor flat is in the area of Gilmerton, a popular residential area lying to the south of the City Centre. The location is well served by a good range of local amenities including shopping, transport and recreational facilities which include several golf courses. Both primary and secondary schooling is also within easy reach. Quick and easy access is given to the City Bypass, motorway networks and Edinburgh International Airport and the ERI.

Accessed via a well-maintained stairwell, the property opens to an entrance hallway which features a built-in cupboard, entry phone and gives access to the rest of the accommodation. Situated to the front, the living room has a Juliet balcony, with views out to the Pentlands, and ample space for living and dining furniture. The kitchen is also to the front and has a range of base and wall units, an integrated oven and gas hob, a tumble dryer and a fridge freezer. The master bedroom is found to the rear of the property and features a built-in mirrored wardrobe and an ensuite bathroom. The ensuite, features a WC, shower, and a wash hand basin. The second bedroom is also found to the rear and has fitted shelving, a built-in cupboard and views to Arthur's seat. Completing the accommodation is the family bathroom which has partially tiled walls, a bath with a Mira electric shower overhead, WC, and a wash hand basin. Additional benefits include loft space accessed via the hallway, gas central heating, double glazed windows and off-street residents parking.



## EXTRAS

All aforementioned white goods (no warranties to be given) and can also be sold as seen if desired..

## OFFERS

Offers Over £189,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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