



HUNTERS
RESIDENTIAL



4/21

GILLSLAND ROAD
Merchiston, Edinburgh, EH10 5BW

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Fixed Price £89,950

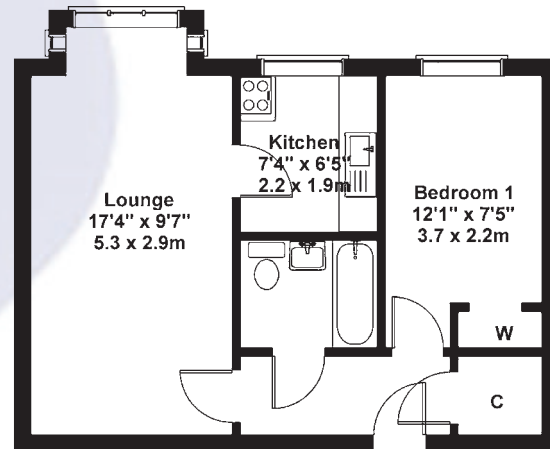
Viewing: By appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

A newly refurbished and redecorated ground floor retirement flat situated within a purpose build development, this property is immaculately presented and in 'move in' condition. It is quietly situated within one of Edinburgh's most popular and sought after residential districts and is surrounded by a host of amenities. It offers easy access to public transport with quick links to the city centre as well as providing off street parking for residents. The accommodation comprises: reception hall with doors leading off to all apartments, bright and spacious lounge with box bay window, separate newly refitted kitchen with wall and floor mounted units and integral appliances, bedroom with built-in mirrored wardrobe and airing cupboard, fully tiled bathroom with new white three piece suite, walk in cloakroom/cupboard. The property has double glazing throughout and entrance to the building is gained through a secure entryphone system. The property is surrounded by attractive landscaped gardens and residents have access to a guest suite. In addition to an on-site manager there is a 24 hour emergency call system.



- Retirement flat in a quiet, prestigious resident district
- Secure entry
- On-site manager and 24 hour emergency alarm system
- Spacious lounge with box bay window
- Separate, newly fitted kitchen with built-in units and integral appliances
- Bedroom with built in mirrored wardrobe and airing cupboard
- Bathroom with new, white three piece suite
- Double glazing throughout
- Good storage
- Landscaped gardens, residents' parking and guest suite



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

LOCATION

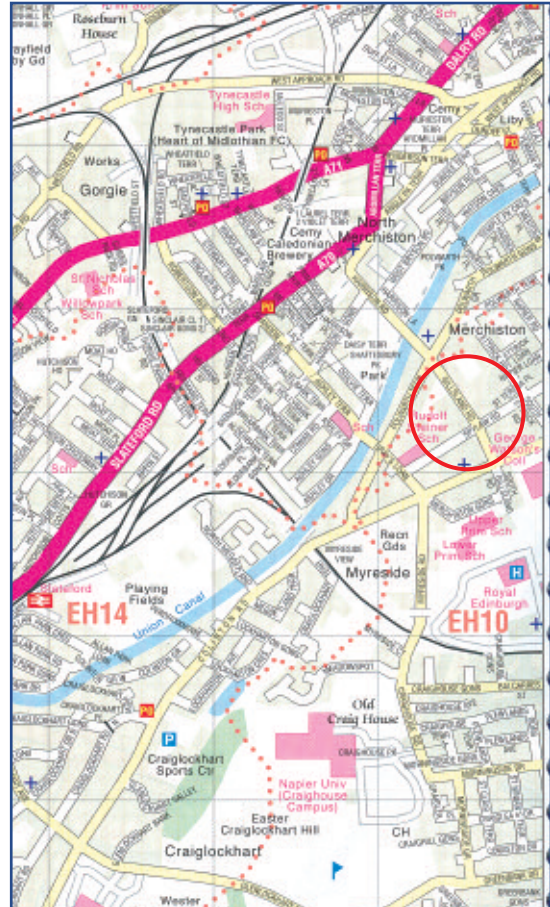
Gillsland Road sits in the highly desirable, quiet, leafy residential district of Merchiston and is close to amenities such as Harrison Park and the Union Canal Walkway and offers easy access to Polwarth Church, the King's and Lyceum Theatres, the Usher Hall, Odeon, Fountainpark and Dominion cinemas as well as a selection of cafés and restaurants. Nearby Bruntsfield and Morningside provide a wide range of shopping opportunities while Tesco, Waitrose, M&S, Scotmid and Asda foodstores can be reached easily.

ACCOMMODATION

LOUNGE	20'3" X 8'11" (6.18m X 2.73m)
BEDROOM	12'1" x 7'5" (3.7m x 3.2m)
KITCHEN	7'4" x 6'5" (2.2m x 1.9m)
BATHROM	6'5" x 5'0" (1.5m x 1.9m)

NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



AMENITIES

Council Tax Band - C
Airport – Approximately 5.9 miles to Edinburgh
Airport
Trains – Approximately 1 mile to Haymarket Railway
Station
Public Transport – Within walking distance



76-80 Morningside Road, Edinburgh EH10 4BY.
Tel: 0131 447 4747 Fax: 0131 447 9555 DX 237 Edinburgh 1
also at:
1 Atholl Crescent, Edinburgh, EH3 8EJ. Tel: 0131 221 6900 Fax: 0131 221 6949
huntersresidential.co.uk



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