

BRUNTSFIELD

31/3 Gilmore Place, EH3 9NG

FIXED PRICE £213,000

- *Stylish and charming second (top) flat in recent conversion by Sundial Properties.*
 - *Private parking and communal bicycle store.*
- *Private entrance stair, hall, large living room open plan to modern well equipped kitchen, two double bedrooms and luxury bathroom.*
 - *Excellent storage.*
 - *Full gas central heating.*
 - *Entry phone access.*
- *Carpets, blinds and kitchen equipment all included.*

Viewing: Sundays 2pm-4pm



Tastefully decorated apartment, well located very close to the city centre and having the benefit of parking in a private courtyard. The property is close to the shops and amenities of Bruntsfield and the city centre. The Edwardian building was converted from former Territorial Army quarters by the well renowned Sundial Properties approximately four years ago and is "ready to move in to."

Communal entrance

Accessed from the street by a wrought iron gate and then a solid timber door. A carpeted common entrance hall shared by only two other proprietors and with large astragal window leads at first floor level to:

Private stair

Accessed by a hardwood door with brushed steel fittings, this area has space for storage/furniture. Central heating radiator. A carpeted stair with stripped pine banister leads to the main accommodation on second floor level.

Hall (12'6"x3'10")

Providing access to all accommodation and having hardwood doors with brushed steel fittings. Large L shaped storage cupboard providing copious storage extending under eaves with light, wall mounted meters, coat hook rail and fitted carpet. Further deep storage cupboard with hanging rail, light and fitted carpet. Five recessed down lighters. Smoke detector. Central heating radiator. Double power point. Entry phone handset. Fitted carpet.

Living Room/Kitchen (16'3"x 26'2" at longest and widest)

Living area



Large living area with twin south facing windows with Venetian blinds giving bright aspect. Recessed log effect gas fire with glass cover and remote control. Large storage cupboard housing combi boiler and with light and fitted carpet. Recessed shelved area lit by down lighter with cupboard below. Seven recessed down lighters and further four light gantry unit. Two central heating radiators. Four double power points. Two telephone points. Television aerial point. Fitted carpet.



Kitchen

Fully fitted and well equipped kitchen with Smeg appliances. Oak worktops and birch wood units with brushed steel fittings. Round stainless steel sink with mixer tap and separate drainer. Brushed steel gas hob and oven with brushed steel back plate and extractor hood. Steel splash backs. Recessed halogen spot lights and four light gantry unit. Integral dishwasher, washer dryer, fridge and freezer. Three double and one single power points at upper level plus dedicated points. Venetian blind to window overlooking Gilmore Place. Vinyl flooring.

Bedroom One (15'2"x 13'5" at longest and widest)



Large Double bedroom with window to Gilmore Place. Television aerial point. Three double power points. Telephone point. Central heating radiator. Seven recessed halogen down lighters and twin wall mounted up lighters. Venetian blind. Fitted carpet.

Bedroom Two (11' x 10'6")

Further double bedroom with twin windows to south. Large, carpeted under eaves storage cupboard with hanging rail. Fitted bookcase unit. Central heating radiator. Television aerial point. Three double power points. Six recessed halogen spot lights. Venetian blind. Fitted carpet.

Bathroom (9'4"x6'3")

Superb, large bathroom with twin windows to south. Three piece white suite with mixer taps and power shower with shower screen. Chrome fittings. Fully tiled to ceiling level around shower area. Extractor fan. Window blind. Heated towel rail. Twin shaver points. Shelved recessed area for storage. Five recessed halogen spot lights. Vinyl flooring.

Externally

A monoblock drive leads to an arched pend which in turn leads to the private parking area. Landscaped area at front with shrubs. Bicycle store.

Factor

The development is factored by Charles White (approximate cost £400 per year) and there is a block buildings insurance policy.



Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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