

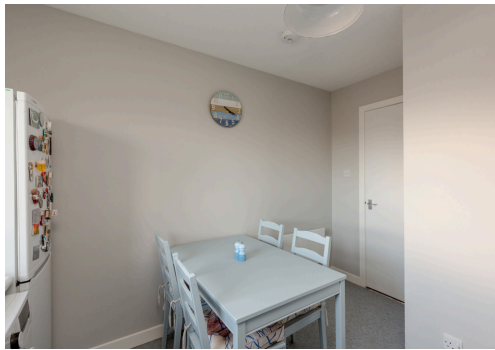


Deans Properties

Deans Solicitors and Estate Agents LLP



**490/7 Gilmerton Road
Gilmerton, EH17 7SA**



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Gardens
- Double Glazing
- EPC Rating – E



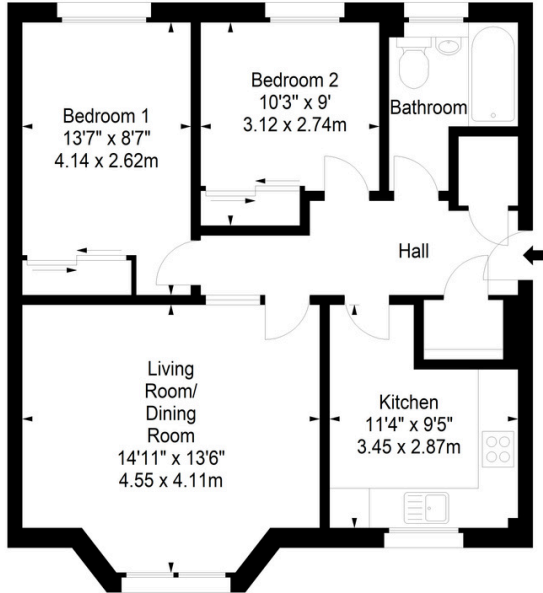
This well-presented second floor flat forms part of an established, modern development in Gilmerton, close to convenient, local amenities and bus links. The accommodation comprises; spacious living room/dining room, separate kitchen, two good-sized double bedrooms with built-in wardrobes and bathroom with shower over bath. Two large cupboards off the hallway give ample storage and the property benefits from double glazing and an electric heating system. Neatly maintained, shared grounds surround the property and there is a residents' carpark. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



Gilmerton Road, EH17 7SA



Approx. Gross Internal Area
655 Sq Ft - 60.85 Sq M
For identification only. Not to scale.
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Second Floor



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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