

Property Details

245B/2 Gilmerton Road, Edinburgh,
City of Edinburgh, EH16 5TH

Offers Over **£165,000**



Property Photos

245B/2 Gilmerton Road, Edinburgh, City of Edinburgh, EH16 5TH

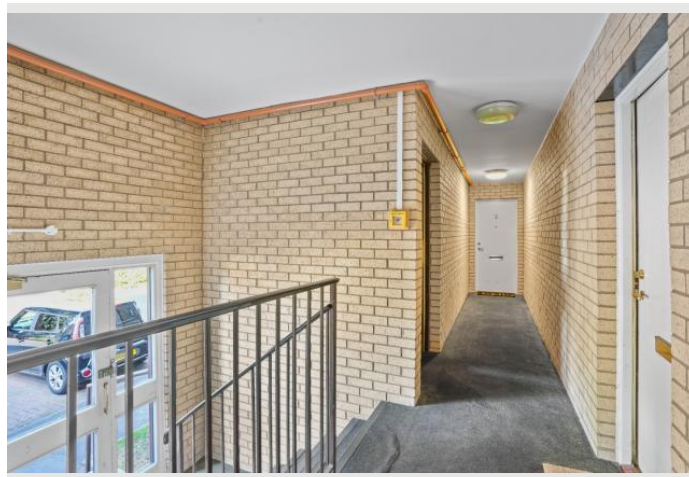


Creation Date

24/06/2025

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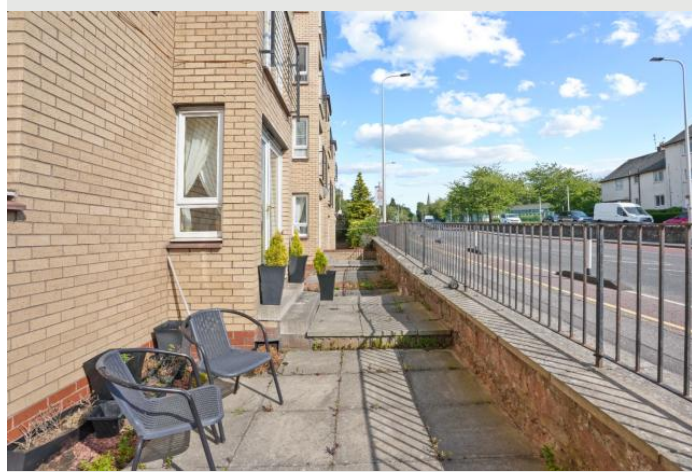
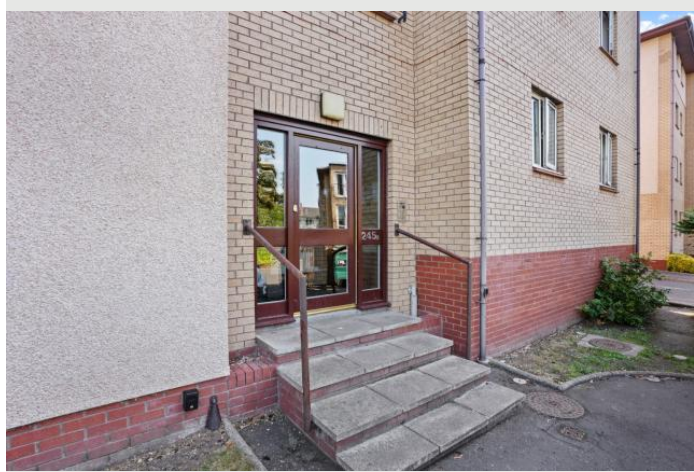


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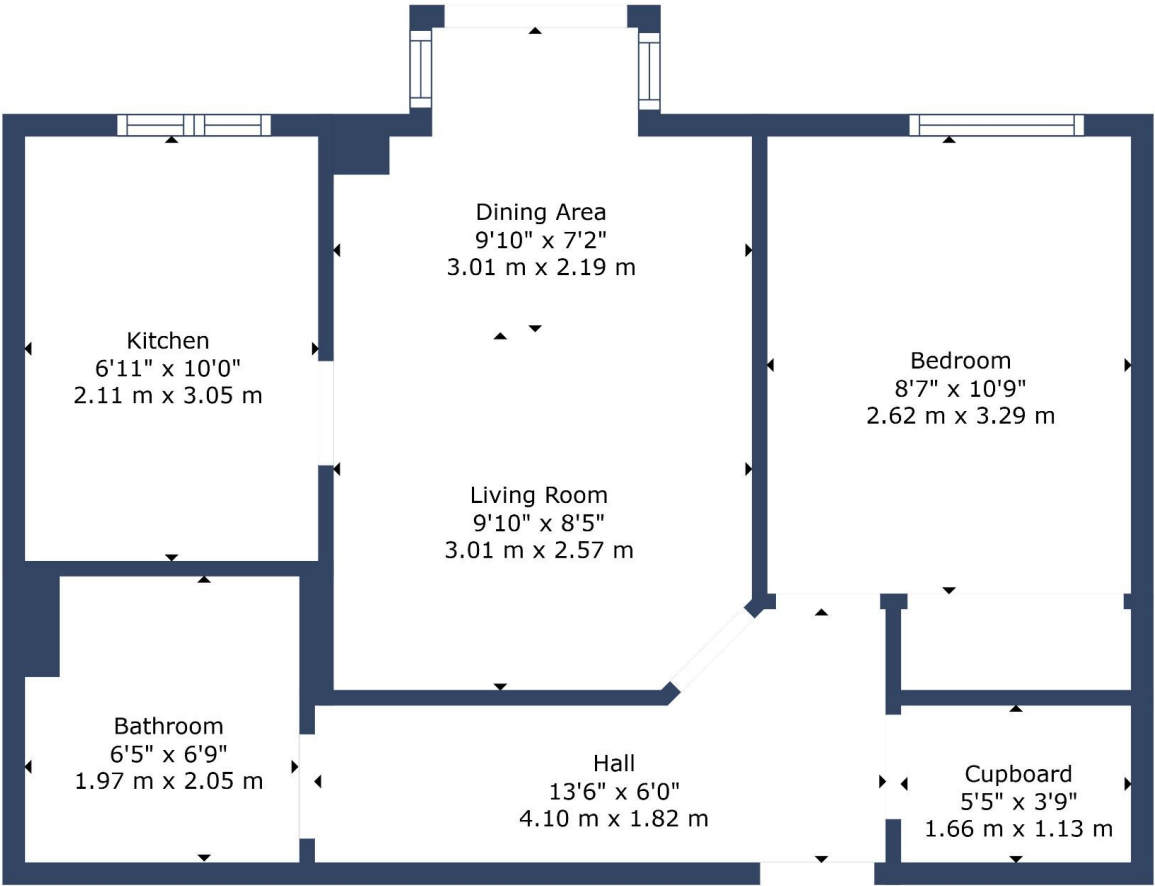


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Property Floor Plans

245B/2 Gilmerton Road, Edinburgh, City of Edinburgh, EH16 5TH



TOTAL: 458 sq. ft, 43 m2
FLOOR 1: 458 sq. ft, 43 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Property Info

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Property Type
Flats / Apartments
Property Style
Flat
Bedrooms
1
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
49
Agency Type
Sole
Parking
None
Type
Sales
Electricity
-

Property Info

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Water Supply	-
Sewerage	-
Heating	-
Broadband	-
Accessibility	-
Restrictions	-
Condition	-
Flooded In Last Five Years	No
Current Annual Ground Rent	-
Current Service Charge	-
Rent Review Period (Year)	-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£165,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Description

245B/2 Gilmerton Road, Edinburgh, City of Edinburgh, EH16 5TH

245B/2 Gilmerton Road, Liberton, Edinburgh, EH16 5TH

This charming ground-floor flat forms part of a well-maintained modern building in a desirable corner of Liberton. The home is beautifully presented and comes complete with a stylish kitchen, a large bathroom, and a generous living space, making it ideal for first-time buyers, couples, or those looking to downsize while retaining plenty of space.

Accessed via a secure shared entrance, the flats front door opens into a welcoming hall with convenient integrated storage. From there, it flows effortlessly into the main living room a bright and comfortable space with a separate dining nook, perfect for entertaining or unwinding after a busy day. The room is filled with natural light, thanks to its south-facing windows, and French doors provide access to a private terrace a lovely spot to enjoy the sunshine or grow potted plants in the fresh air.

The adjoining kitchen is well-equipped with a range of integrated appliances, including an oven, gas hob, and fridge all designed to maximise functionality without compromising style. It also has the added benefit of providing sufficient space for a small breakfasting table. The double bedroom is a restful sanctuary, featuring generous proportions, a stylish integrated storage solution, and a calm, neutral colour scheme that adds to its appeal. Completing the home is a large bathroom with a convenient over-bath shower, a wash basin, and a WC.

Additional benefits include: gas central heating, double glazing, a well-kept communal entrance, and a lovely parking area at the rear of the property for convenient, private parking.

This wonderful flat offers a convenient and comfortable base for city living in a desirable, well-connected area of Edinburgh.

Liberton, Edinburgh

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe

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that you are just 3 miles from the heart of Edinburgh! The area is mainly residential, with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping.

Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools, at primary and secondary level, and is ideally located for Edinburgh Universitys Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.