



This is a very spacious (670sq ft) GROUND FLOOR APARTMENT, within this PRIME CANALSIDE LOCATION at the Union Canal basin just a few minutes' walk from Edinburgh's city centre.

Hall; Open Plan Living/Dining room/ Kitchen(overlooking canal); Spacious Bedroom & Bathroom. Good storage. Gas CH, Double Glazing; UNDERGROUND PARKING

Viewing: call 07776 198 960 (agent).

Fixed Price £279,950

Location

Lower Gilmore Bank occupies a prime city centre location on the South Bank of the Union Canal basin. Originally known as Port Hamilton, it was indeed a busy inland port, primarily transporting coal on barges along the canal. Today, it is an exciting burgeoning regeneration "hot-spot" set literally in the shadows of Edinburgh Castle and part of Edinburgh's fashionable financial quarter. As it is slap bang in the centre, residents' are lucky to have all the Capital's city centre attractions within strolling distance. Practical amenities such as corner shops and "metro" supermarkets are plentiful and whilst most locals walk to their place of work, buses are many and Haymarket Rail Station is just 10 mins' walk. The immediate surrounding vicinity has seen tremendous redevelopment in recent times and on-going investment is evident showing both residential & commercial projects underway again following the "quiet" post 2008. Shrewd buyers whether seeking blue-chip letting investments or a contemporary owner-occupier lifestyle, are now buying into this hugely appealing neighbourhood.

The Property

On the Ground Floor of this imposing block and overlooking the Canal, this is a spacious Apartment of significant appeal. The Open Plan Living/Dining/Kitchen is special and enjoys an aspect out to the Canal. The property was rented out but recently re-decorated and "spruced up". There is obvious scope however for purchasers to really go to town and enhance the interior decor taking it to the next level. This would undoubtedly add value to the property. The Floor area is 61.1 Sq M. There are several new developments around the city just now and their prices reflect the fact that they are brand new. It would be fair to say that if this apartment was not second hand, the price could arguably be £25,000/£30,000 more. The property has gas central heating, double glazing & integrated kitchen appliances. It is available for immediate occupation. The UNDERGROUND allocated parking is an extremely sought after commodity in such a central location.

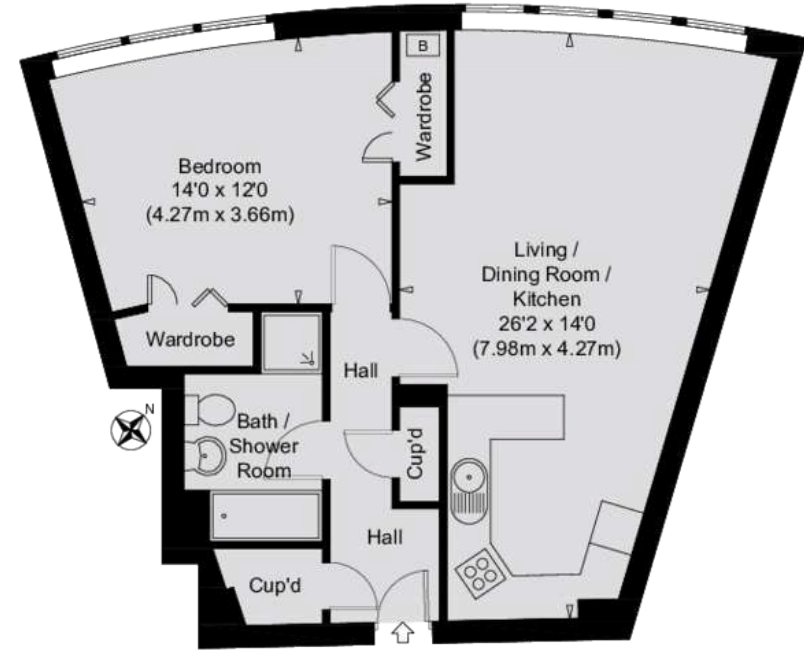
Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £290,000

Energy Performance Certificate: Rated "C"







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 658 SQ FT / 61.1 SQ M
Photography and floor plan by **MARKETING SOLUTIONS** 01292740157/10

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