



175/9 GORGIE ROAD

Gorgie, Edinburgh, EH11 1TJ



1

Public Room



1

Bedrooms



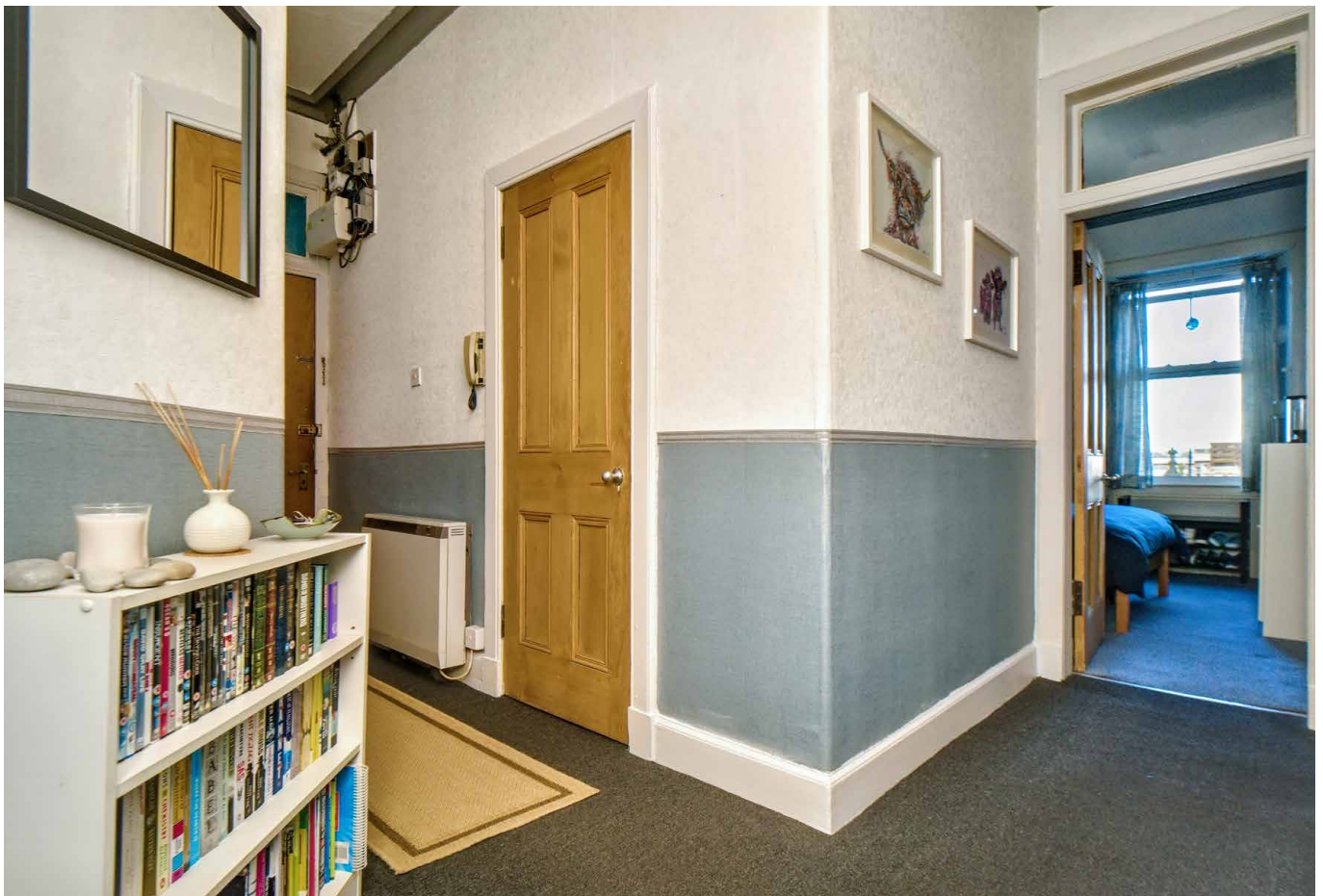
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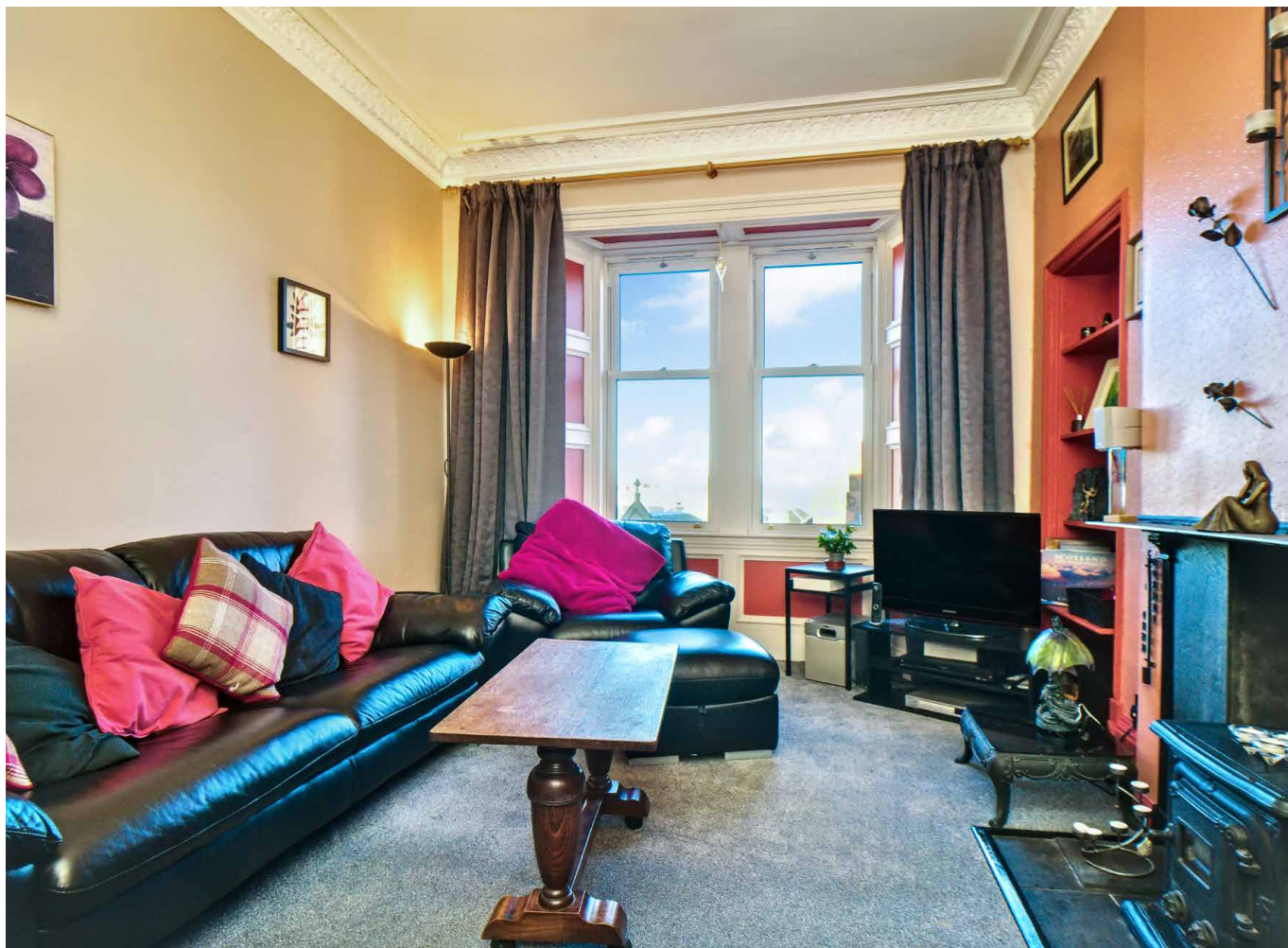
Bathroom



175/9 GORGIE ROAD

Set on the third floor of a charming traditional building in Gorgie, this spacious flat combines modern interiors with lovely period details. The well-presented accommodation comprises a naturally-lit entrance hall with useful storage, a living room offering a bright, comfortable setting, complete with a fireplace and classic press shelving, and a well-appointed dining kitchen providing ample space for cooking and entertaining. Furthermore, there is a spacious double bedroom, a versatile box room ideal as a home office or dressing room, and a bathroom with an overhead shower, completing the home. Externally, the property boasts communal gardens, outdoor seating, and convenient on-street parking. It is located within walking distance of Gorgie's excellent shops and amenities, as well as the Water of Leith, the Union Canal, and Saughton Park. Additionally, there is easy access to bus/tram links to the city centre and beyond.







EPC
RATING



COUNCIL
TAX BAND

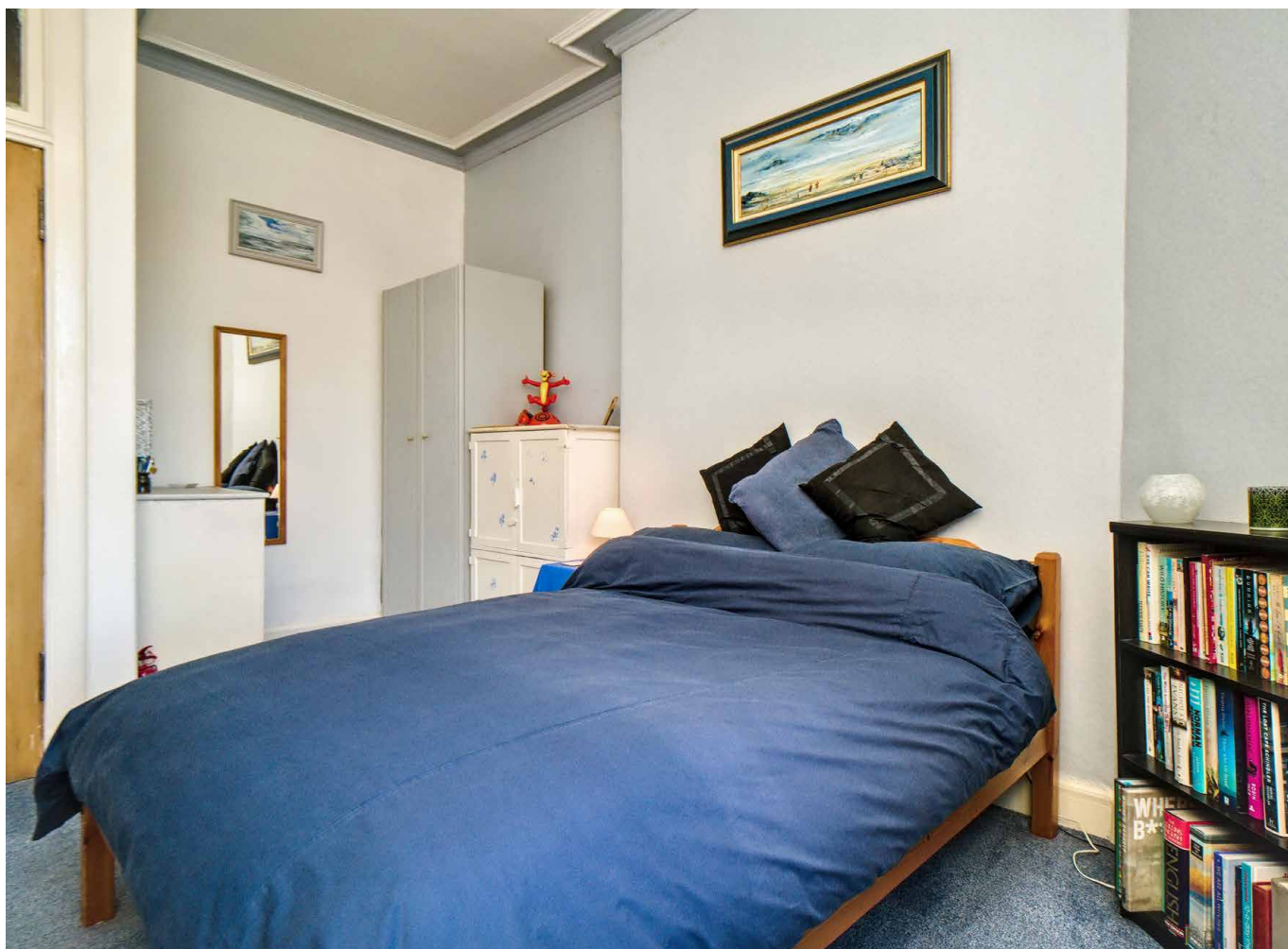
VIEWING

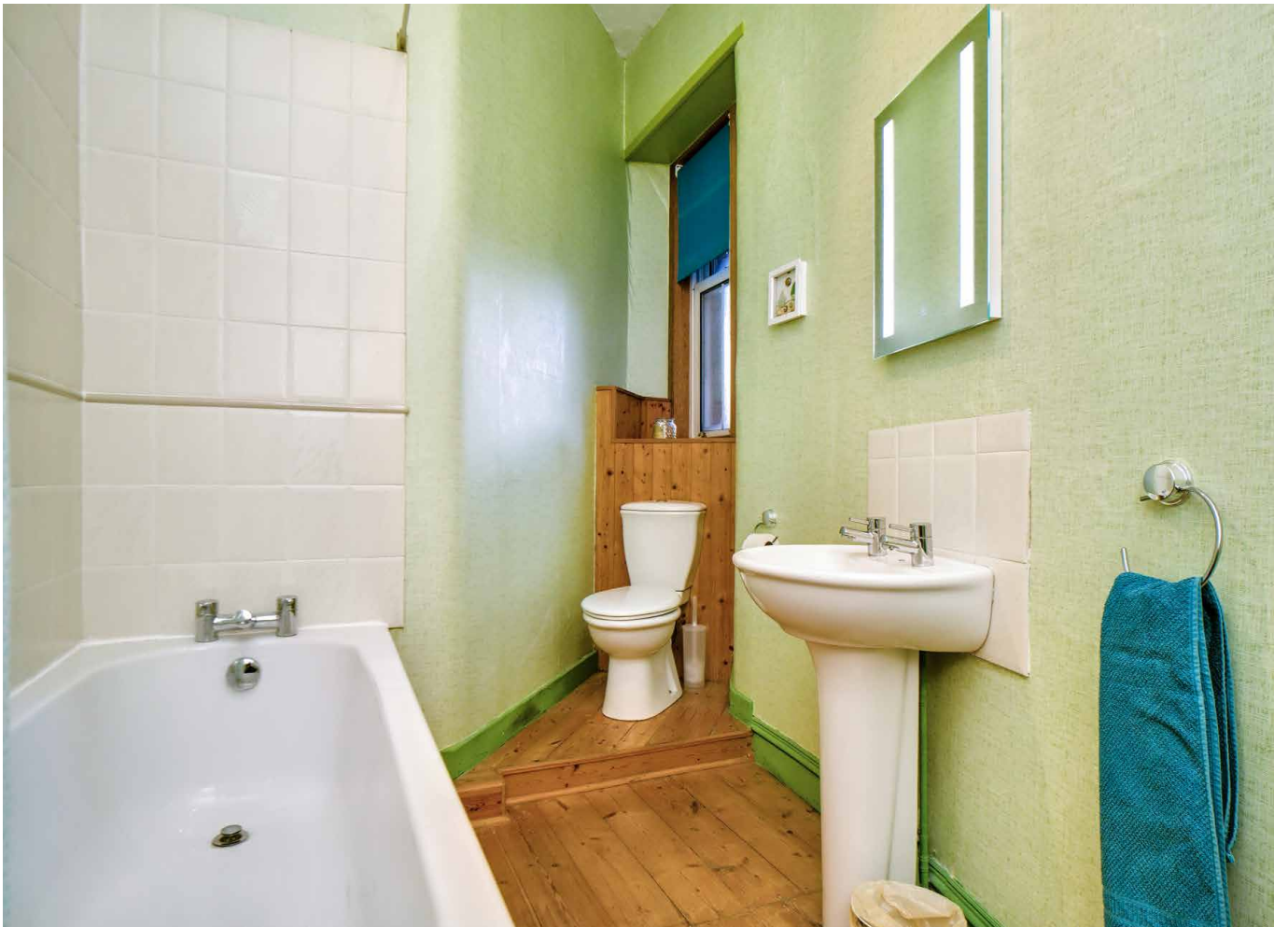
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Third-floor flat in Gorgie
- Part of a handsome period building
- Modern interiors and period details
- Secure entry phone and shared stairwell
- Entrance hall with storage
- Living room with a fireplace and press shelving
- Well-appointed dining kitchen
- Spacious double bedroom
- Versatile box room
- Bathroom with overhead shower
- Communal garden
- Permit on-street parking







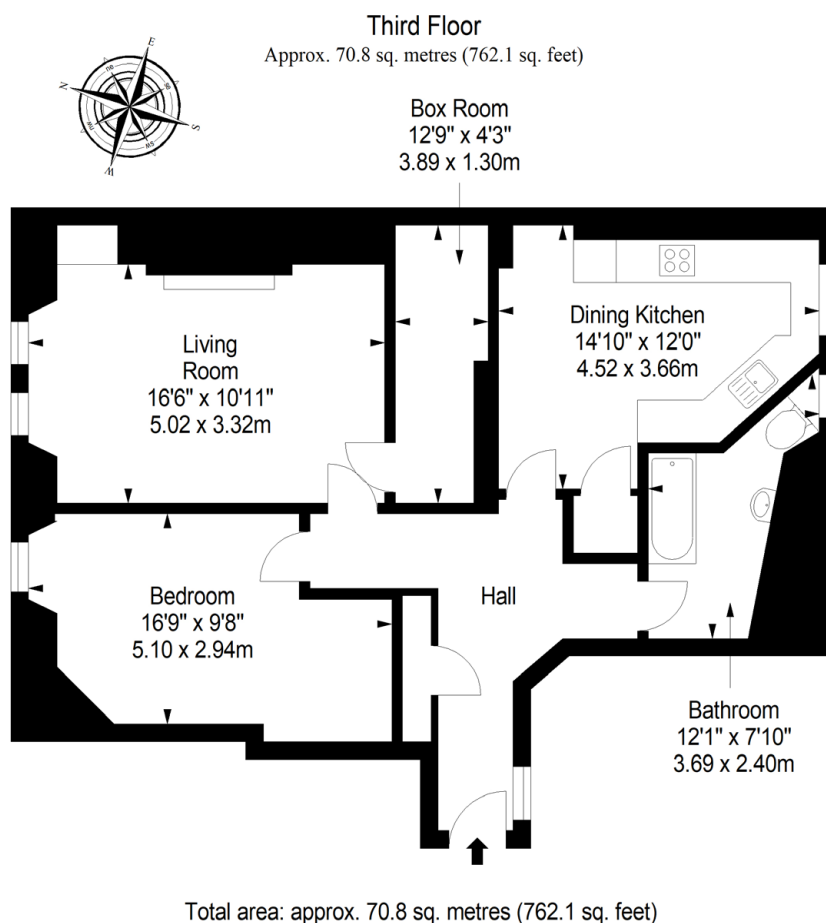


Extras: Items included in the sale are fridge/freezer, washing machine, all carpets, blinds and curtain rails (although not curtains), and bathroom fittings including a mirror with light.



GORGIE, EDINBURGH

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. The Water of Leith, the Union Canal and Saughton Park are all within easy walking distance of 175/9, Gorgie Road. The area is served by excellent city bus links, the tram line and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.



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