



181 (2f1) Gorgie Road
Gorgie, Edinburgh
EH11 1TT



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Please contact us for
more information:

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Summary

Set within a Victorian tenement and retaining charming original features, this second-floor flat lies in popular Gorgie, with superb shopping and day/night bus connections on the doorstep. Appealing to professionals, first-time buyers, and investors, owing to its versatility and excellent development opportunities, the flat boasts two double bedrooms (one also ideal as a living room with an adjoining study), useful built-in storage, a bright bathroom, and a sunny dining kitchen. Access to a south-facing shared garden and controlled on-street parking are also on offer.



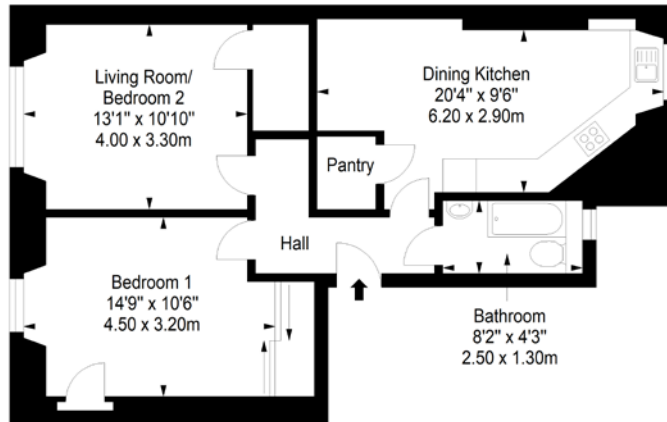
Features

- Fantastic city location
- Excellent potential for modernisation
- Second-floor tenement flat with period features
- Entrance hall with secure entry system
- Southwest-facing dining kitchen with pantry
- Double bedroom with good storage
- Second double bedroom / living room with walk-in wardrobe /study
- Bright bathroom with shower-over-bath
- South-facing communal rear garden
- Controlled on-street parking (Zone S6)
- Gas central heating and double glazing



Floorplan

Second Floor
Approx. 58.6 sq. metres (630.8 sq. feet)



Total area: approx. 58.6 sq. metres (630.8 sq. feet)

EPC Rating - C | Council tax band - C | Home report Value - £190,000

Extras: - The floor and window coverings and light fittings will be left as they are. All furniture and appliances will be included in the sale. Please note: This property will be sold as seen with no warranties or guarantees given to he working order of the systems and appliances.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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