





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







Please contact us for more information:

0131 555 7055 property@watermans.co.uk







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



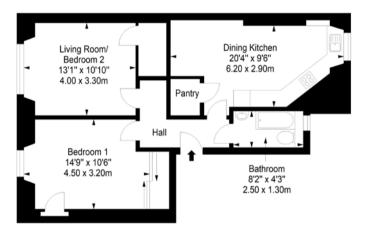




Floorplan

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

Edinburgh

5-10 Dock Place, Leith, EH6 6LU 0131 555 7055 property@watermans.co.uk

Glasgow

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espc rightmove C Zoopla.could

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed, Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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 dozing date being set for the receipt of offers.