

**Flat 4, 7 Gorgie Road
Edinburgh EH11 2FA**

Fixed price £405,000

- Stunning open plan living/kitchen/dining room
- Stylish kitchen fitted with a range of floor and wall mounted units, induction hob and double oven, integrated appliances and white goods included in sale
- Two double bedrooms both with fitted wardrobes and master featuring en-suite
- Bathroom fitted with three-piece suite
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Allocated parking space

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £800

Shared Ownership: N



1



2



2



EPC C



Flat

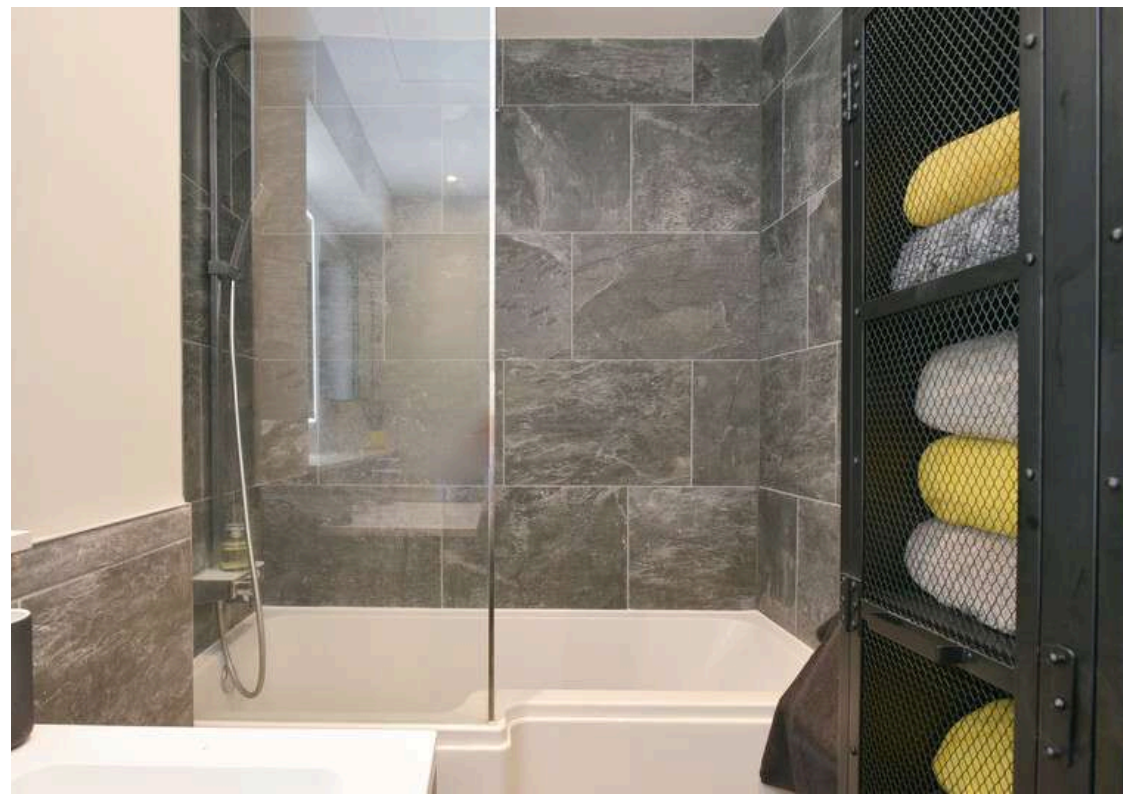
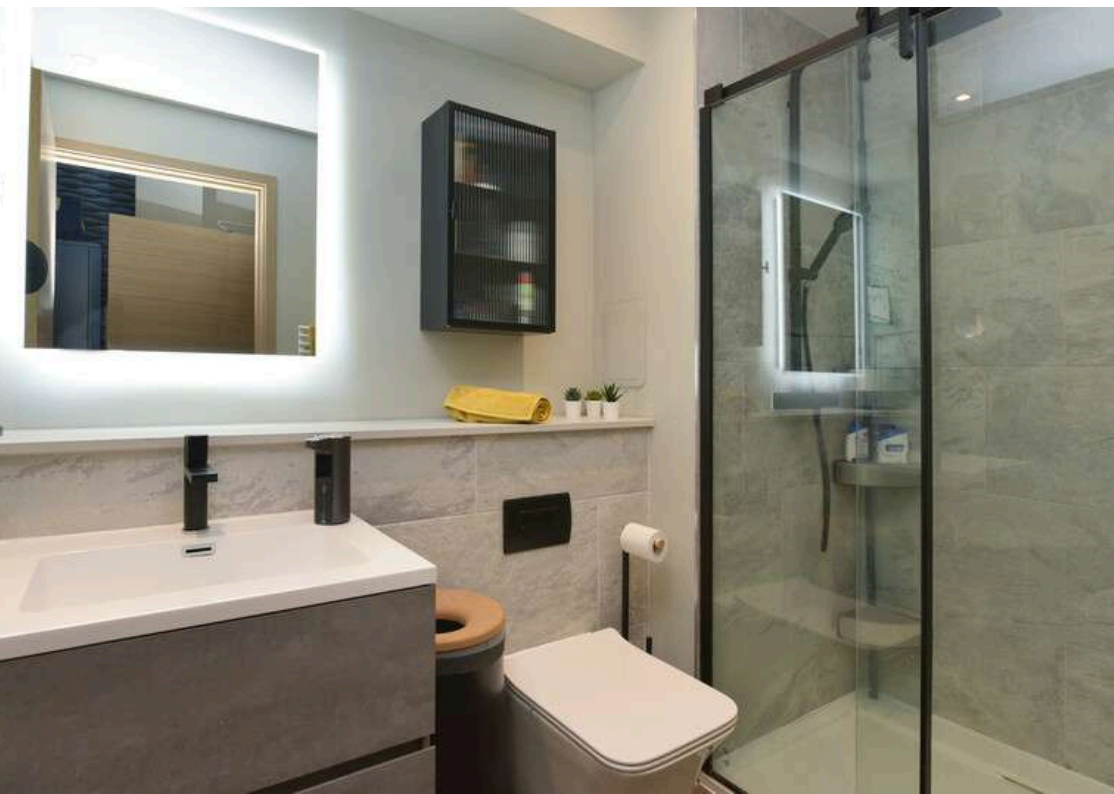
Blair Cadell is delighted to present this two-bedroom executive flat in the highly sought-after award winning Springwell House development. The property is in turn-key condition and is ideally placed for swift access to the city centre making it ideal for the first time buyer or young professional and must be viewed to be appreciated.

The accommodation comprises of a spacious bright open plan kitchen/living/dining room. With fantastic high ceilings and French doors to the communal gardens, the room is bathed in natural light and is the perfect place for hosting friends and family. The stylish kitchen is fitted with an extensive range of wall and floor mounted units including bespoke shelving, sleek Silestone countertops, electric hob, oven, microwave and integrated appliances as well as a bespoke bar area with wine cooler. There are two generous double bedrooms both with fitted wardrobes offering plenty of useful storage space, and the master bedroom featuring an en-suite shower room fitted with a two-piece suite and a fantastic rainwater showerhead. A stylish family bathroom fitted with a three-piece suite and mains shower over the bath and again features a rainwater showerhead over the bath. The property has been upgraded and enhanced with dark grey traditional column radiators, brushed stainless steel sockets throughout and a German fitted media unit with bespoke lighting. The property also benefits from gas central heating and privacy double glazing for maximum efficiency and privacy. It is fully alarmed, has a secure entry system and includes a private parking space accessed through a gated entry.

Ardmillan is located just to the west of the city centre which can be accessed via a frequent bus service. There is also a bus service direct to the International Airport and Haymarket is within walking distance for those that need to travel further afield for work or holidays. Shopping locally includes a vast variety of different options with a Sainsbury's local, Lidl and Aldi stores, a Sainsbury's superstore in Westfield plus the Edinburgh West Retail Park and a 24hr ASDA. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex, the Dalry Swim Centre plus a host of popular cafes, bars and restaurants for evening entertainment and date nights.

Viewing by appointment on 0131 337 1800

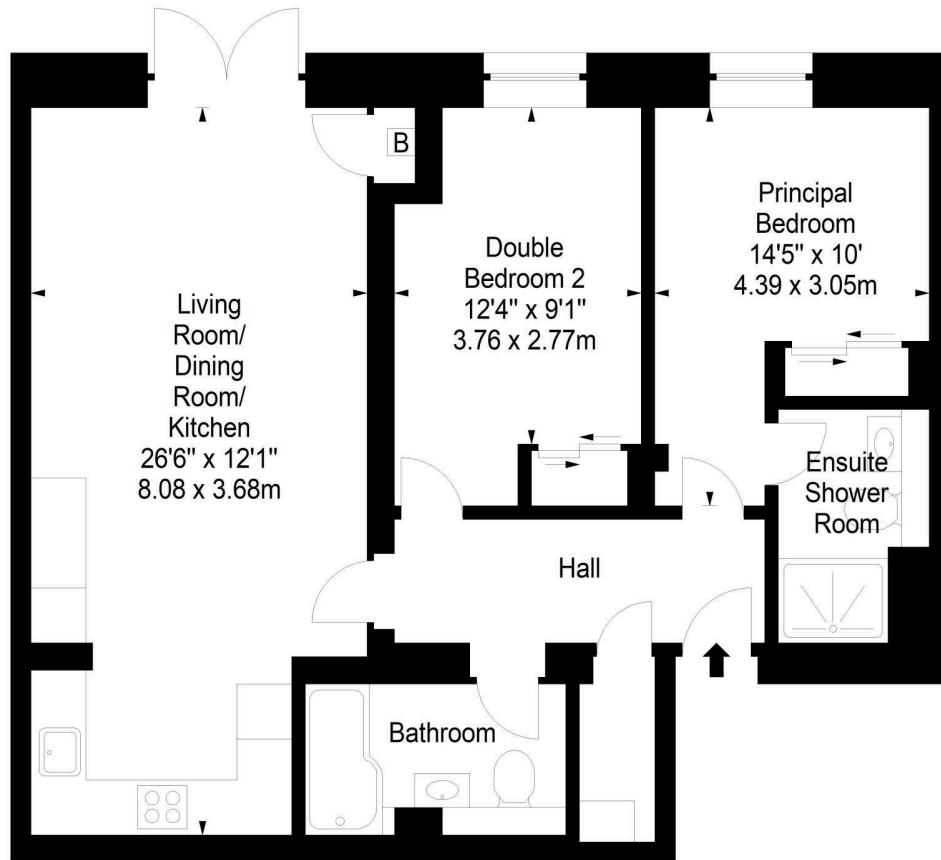




Gorgie Road,
Edinburgh, EH11 2FA



Approx. Gross Internal Area
804 Sq Ft - 74.69 Sq M
For identification only. Not to scale.
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Ground Floor



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