

Flat 2, 9 Gorgie Road Edinburgh EH11 2FA

Offers Over £575,000

- Beautiful open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Three double bedrooms all with fitted wardrobes and master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Allocated parking space and bike store
- Secure entry system

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: £150 per month

Shared Ownership: N



1



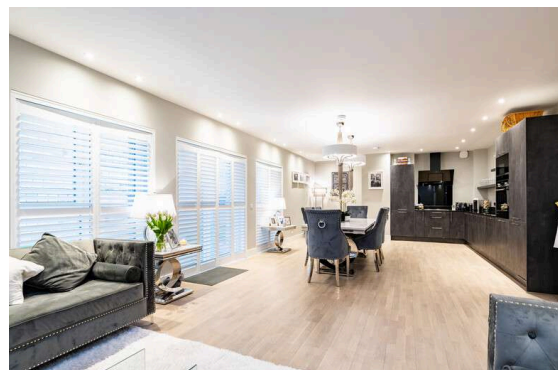
3



2



EPC



Duplex

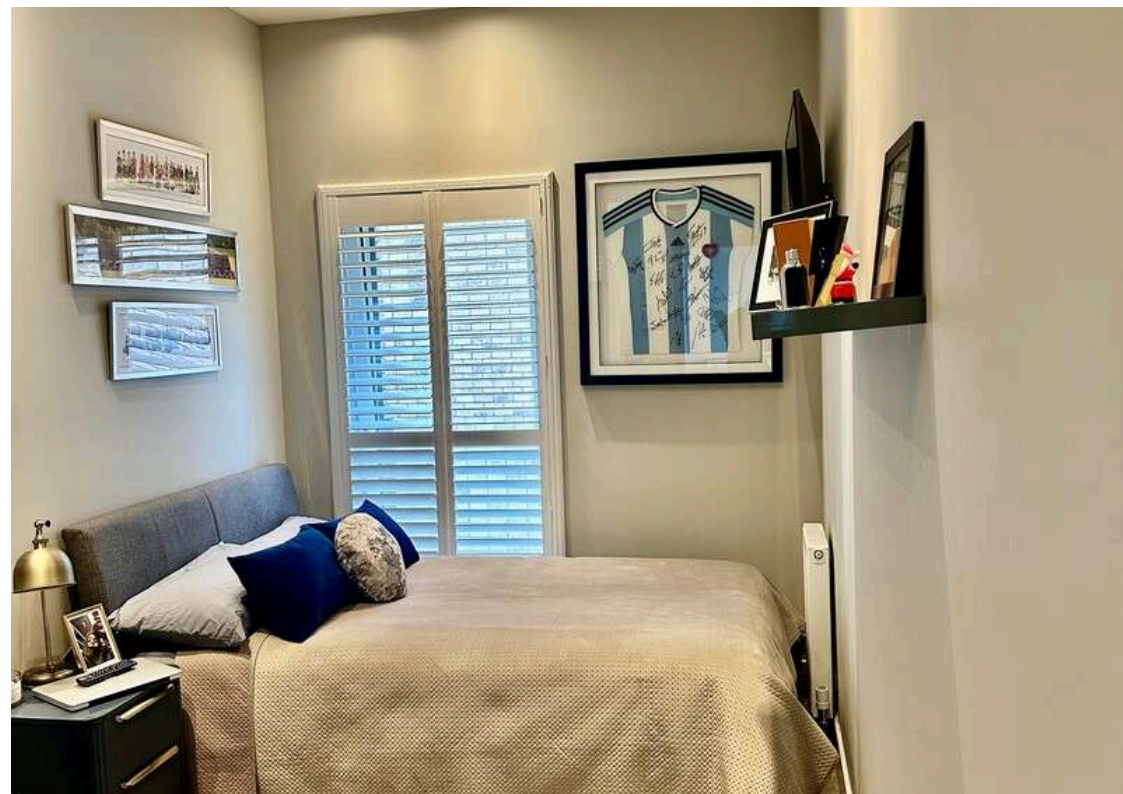
Blair Cadell are delighted to present this stunning three-bedroom executive flat within the highly coveted, award-winning Springwell House development. The property is in immaculate, turn-key condition and perfectly situated for quick access to the city centre. With its generous living space, it offers an ideal setting for family life.

The accommodation welcomes you with a bright, airy hallway illuminated by skylights, seamlessly leading into the heart of the home. The beautifully presented, open-plan kitchen, living, and dining area is filled with natural light, thanks to expansive floor-to-ceiling windows fitted with bespoke shutters. French doors open directly onto the communal garden, creating the perfect atmosphere for hosting gatherings or enjoying peaceful relaxation with family and friends. The sleek, modern kitchen is equipped with a range of floor and wall-mounted units, a Siemens hob and oven, including a combi microwave, and integrated appliances. All three double bedrooms are equipped with fitted wardrobes, providing ample storage. The master bedroom boasts a luxurious en-suite, complete with a two-piece suite and a mains-fed rainwater shower. The family bathroom is also finished to an exceptional standard, featuring a three-piece suite and a walk-in shower with another rainwater showerhead. For added comfort, the property benefits from gas central heating and double glazing throughout, ensuring energy efficiency. The development features beautifully maintained communal gardens, an allocated parking space, and a secure bike store.

Located in Ardmillan, just west of the city centre, the area offers excellent transport links, with a frequent bus service to the city and direct routes to Edinburgh International Airport. Haymarket Station is within walking distance, making it convenient for those traveling for work or leisure. Local shopping options include Sainsbury's Local, Lidl, Aldi, and a large Sainsbury's in Westfield, alongside Edinburgh West Retail Park and a 24-hour ASDA. For recreation, you'll find Harrison Park, the Union Canal, Fountain Park Leisure Complex, and Dalry Swim Centre, as well as an array of popular cafes, bars, and restaurants for evening entertainment.

Viewing by appointment on 0131 337 1800

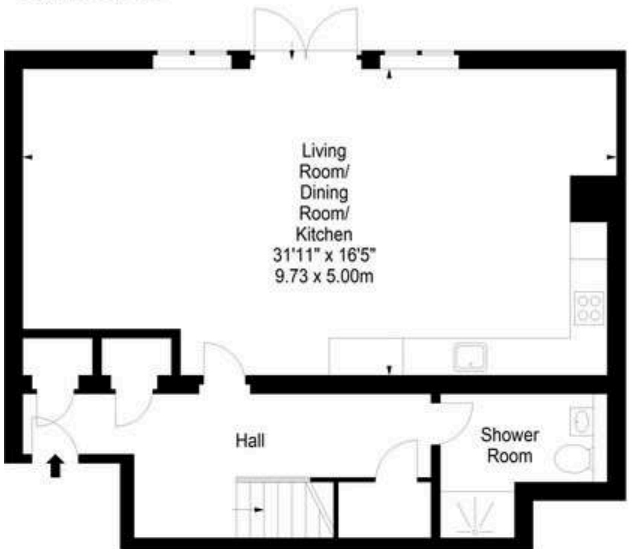




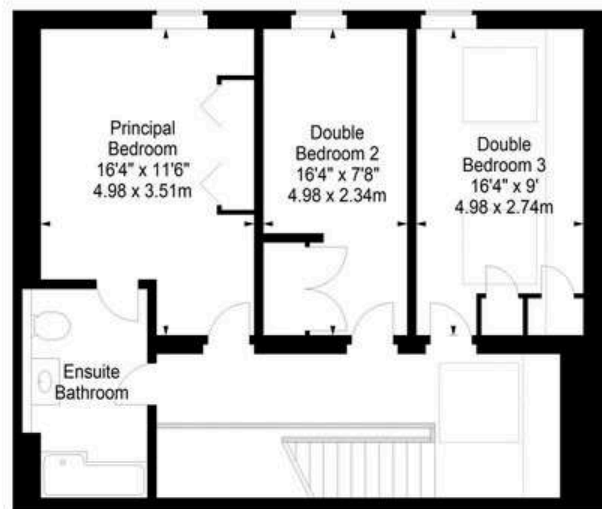
Gorgie Road,
Edinburgh, EH11 2FA



Approx. Gross Internal Area
1498 Sq Ft - 139.16 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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