

**246/9 Gorgie Road
Edinburgh EH11 2PL**

Offers Over £225,000

- Bright lounge with dual aspect windows
- Kitchen with electric oven and induction hob
- Master bedroom with built in wardrobes and ensuite
- Second large double bedroom
- Spacious entrance hallway providing flexible space
- Period features

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



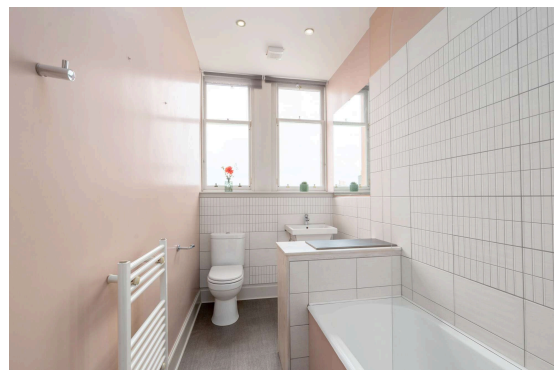
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2



EPC E



Top Floor Flat

Blair Cadell are delighted to present this bright and sizeable two-bedroom property forming part of a traditional stone built tenement. Perfectly located in the heart of Gorgie, this stylish property has been thoughtfully adapted to offer a perfect blend of contemporary living and period charm. Just moments from an array of excellent local amenities, and with convenient access to Haymarket train station and the city centre, this property offers a fantastic opportunity for a range of buyers.

The property comprises a spacious hallway which can be utilised as a study/work area, plus large utility cupboard including washing machine and a further useful storage cupboard. The bright south-facing lounge has dual aspect windows providing plenty of natural light with period features of decorative cornicing and Edinburgh press. The kitchen provides ample floor and wall mounted storage, electric oven, induction hob and integrated fridge. Overlooking the rear communal gardens are a master ensuite bedroom with built in wardrobes and ensuite with mains shower, and a second well-proportioned double bedroom, and large modern bathroom with three piece suite, built in storage and heated towel rail. The property further benefits from gas central heating, a well-kept communal garden and secure entry system.

Gorgie is a vibrant and well-connected neighbourhood located just southwest of Edinburgh's city centre, easily accessible via excellent bus links. The area offers an impressive variety of shopping options, from independent shops, and larger retailers including Scotmid, Sainsbury's, Asda, and Aldi. For leisure and recreation, residents can enjoy the nearby Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, the Union Canal for walking, cycling, and running and a great selection of popular bars, cafés, and takeaways. This makes Gorgie an ideal choice for those seeking both convenience and lifestyle. Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.

Viewing by appointment 0131 337 1800

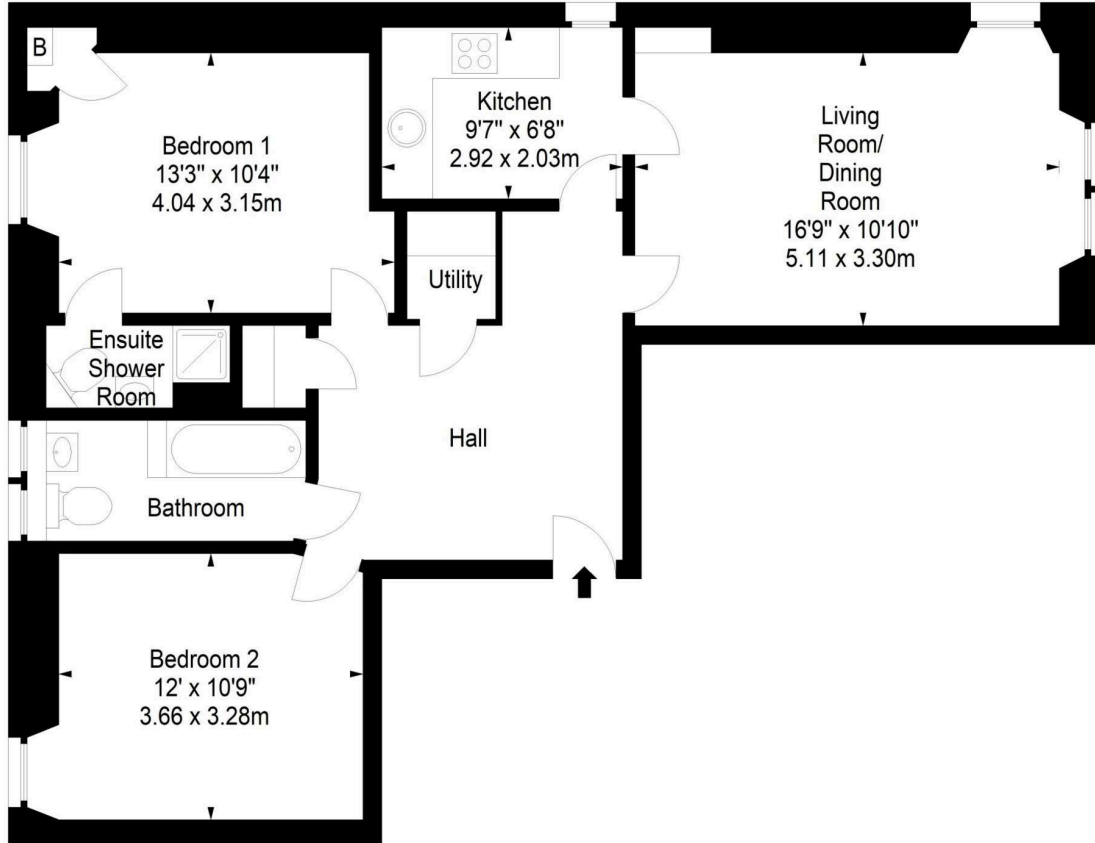
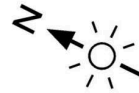




Gorgie Road,
Edinburgh,
Midlothian, EH11 2PL



Approx. Gross Internal Area
797 Sq Ft - 74.04 Sq M
For identification only. Not to scale.
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Third Floor



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