

246/5 Gorgie Road
Edinburgh, EH11 2PL

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"246/5 Gorgie Road is a bright and spacious 2nd floor flat forming part of a traditional tenement"

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM (DOUBLE)
- BOX ROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Areas close by include Dalry, Haymarket and Murrayfield.

Local shops on Gorgie Road offer a comprehensive range of services and other amenities including Sainsbury's, banking, Post Office facilities, dentists and doctors. Leisure and recreational opportunities nearby include Saughton Public Park, Gorgie City Farm, Tynecastle Football Stadium and Fountain Park Entertainment Centre which include a cinema, Virgin Active Gym, Gambados Indoor Soft Play Centre as well as various restaurants. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student. Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



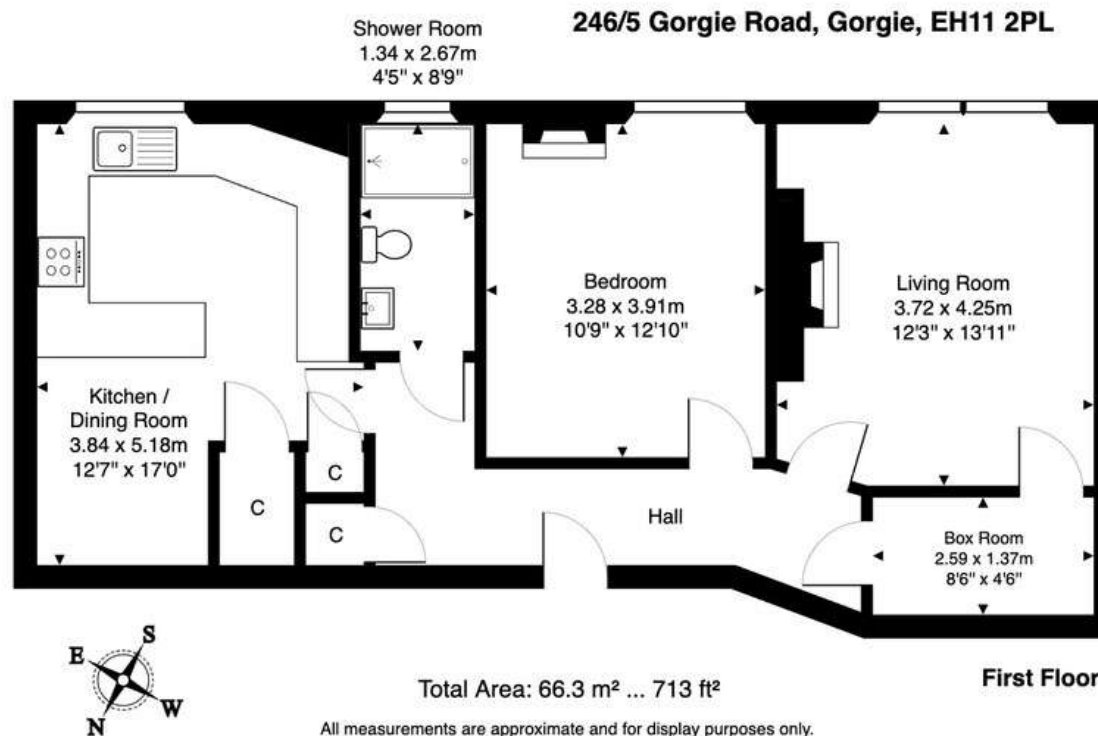
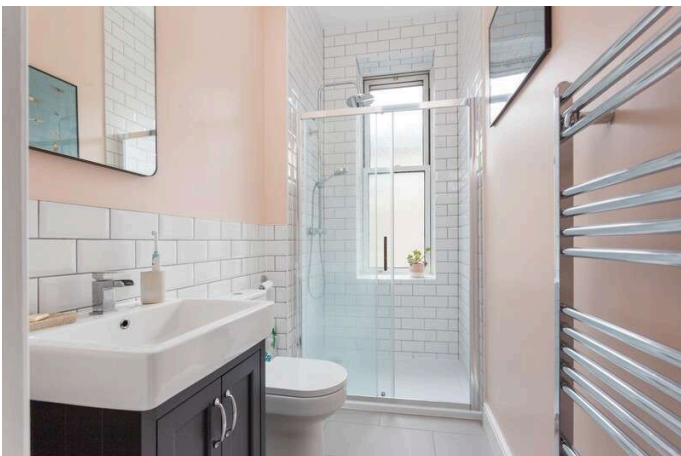
DESCRIPTION

Gorgie Road is a bright and spacious 2nd floor flat forming part of a traditional tenement, situated within the popular district of Gorgie, 2 miles southwest of the city centre. Having been extensively modernised by the current owner, this beautiful property is offered to the market in exceptional order and is surrounded by a vast array of local amenities so early viewing is essential. The accommodation comprises: welcoming hallway with secure entry system, storage cupboards and versatile box room off; bright and spacious living room with original sanded floorboards, feature fireplace and recessed shelved press cupboard; contemporary kitchen / dining room with tiled splashback, ample floor and wall mounted storage cupboards and integrated washing machine; generous double bedroom with feature fireplace and modern, tiled shower room with mains fed shower which completes the accommodation on offer. The property further benefits from double glazing; gas central heating and communal rear garden.

EPC RATING

The energy efficiency rating for this property is band C

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