










Offers Over  
**£160,000**

## 144/3 Gorgie Road

Gorgie | Edinburgh | EH11 2FA

A superb opportunity has arisen to acquire this traditional one bedroom first floor flat forming part of a handsome tenement building within the ever-popular district of Gorgie. With a host of excellent amenities and transport links on your doorstep, the property will undoubtedly appeal to first-time buyers, professionals and buy-to-let investors. Early viewing suggested.

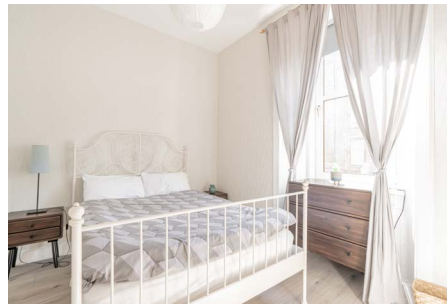
-  1 bed
-  1 public
-  1 bathroom
-  Shared garden
-  On-street permit/metered
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is presented to market in true move-in condition while briefly comprising of; welcoming entrance hallway, light and airy lounge/ diner with a gas fireplace and room for both lounge furniture and a small dining table and chairs, modern fully-fitted kitchen with a range of integrated white goods and paneling in splash areas while being styled with white units and a marble-like worktop, sizeable double bedroom with integrated double wardrobes with sliding doors and a nice outlook onto Gorgie Road, and a partially-paneled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a well-kept communal garden space for residents to enjoy. For the car owner, on-street permit/metered parking is available within the area to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

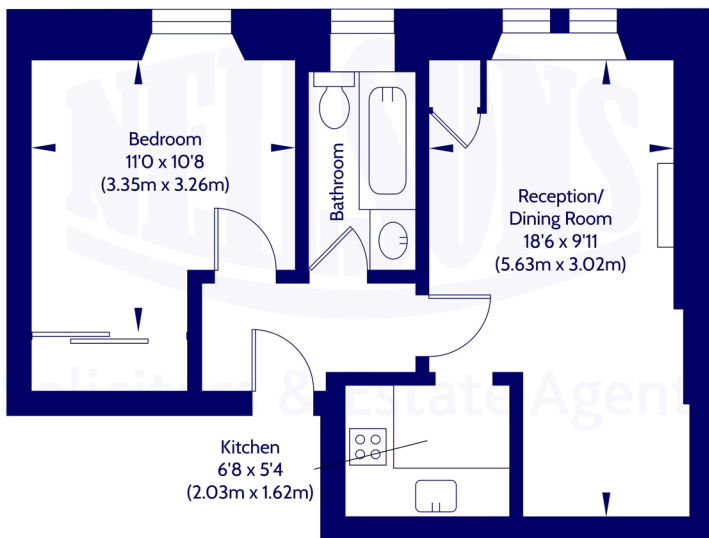
The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including access to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.





Approx. Gross Internal Floor Area 40.21 Sq M / 433 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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