










191/2 Gorgie Road

Gorgie | Edinburgh | EH11 1TT

This spacious and beautifully presented two bedroomed first floor flat is situated within the high amenity area of Gorgie, close to the City Centre and excellent local amenities. The accommodation is presented to the market in move-in condition and would undoubtedly suit the first time buyers or young professionals. Internal viewing is recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden to rear
-  Permit/metered parking
-  EPC rating - C
-  Council tax band - C



Description

The well presented accommodation in brief comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright twin-windowed lounge/dining with useful box room/study located off, stylish fitted kitchen pleasantly overlooking the rear, two well proportioned double bedrooms (one with a deep built-in storage cupboard) and bathroom with white suite and shower over bath. Further benefits include gas central heating and double glazing.

We understand that the property currently has an Airbnb licence valid for the next 3 years approx. More information is available on request.



Extras

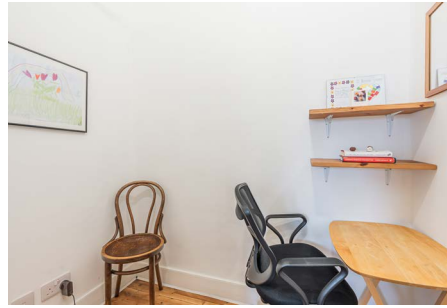
All fitted floor coverings and light fittings will be included in the sale together with the fridge/freezer, integrated hob and washing machine.

Gardens & Parking

There is a well maintained communal garden located to the rear together with permit/metered parking within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

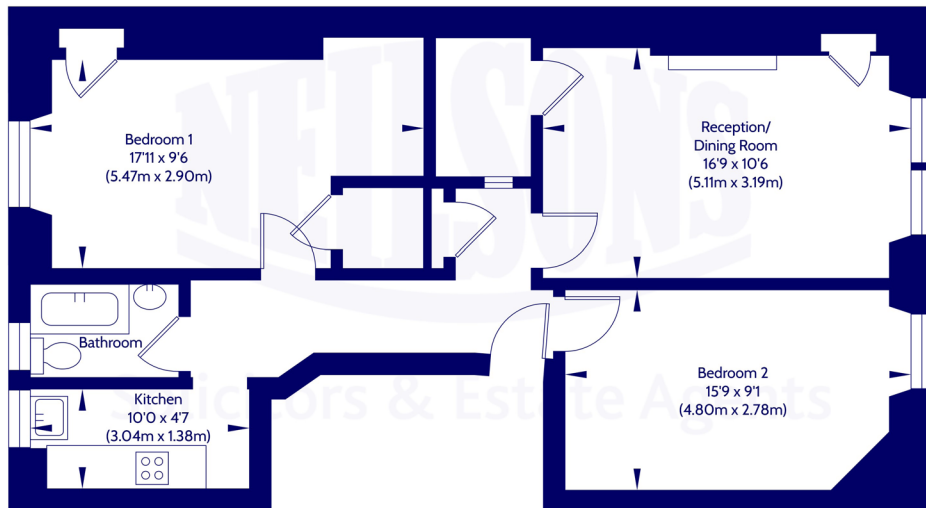
1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including access to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central 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.





Approx. Gross Internal Floor Area 66.59 Sq M / 717 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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