



Solicitors & Estate Agents









Offers Over

£180,000

344/9 (3F3) Gorgie Road

Gorgie | Edinburgh | EH11 2QU

Enjoying a bright and open aspect with a lovely view towards the Pentland Hills, this beautifully presented top (third) floor flat is offered to the market chain-free and forms part of a traditional tenement building, ideally positioned close to excellent local amenities, bus routes, and convenient for access to Heriot-Watt University, Napier University, and Edinburgh city centre.

-  2 bedrooms
-  1 reception room
- Boxroom/Study
-  1 Bathroom
-  Shared Gardens
-  EPC rating – D
-  Council tax band – B



Description

Accessed via a secure entryphone system leading to a well maintained communal stair, at the third floor the accommodation is both spacious and well laid out, comprising: a welcoming hallway with two generous storage cupboards and a boxroom, which offers use as a home office or study; a large reception room to the front with ample space for both living and dining areas and attractive open view; a well-maintained internal galley kitchen with the appliances included; two well-proportioned double bedrooms; and a bathroom fitted with an onsen-style bath and shower over. The property further benefits from gas central heating via a combination boiler (located in the hall cupboard) and full double glazing throughout. An ideal home for professionals, students, or buy-to-let investors, this charming flat combines traditional features with excellent modern convenience in a sought-after location.



Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, washing machine, fridge and freezer. Items of furniture are available to be included if desired, full details available on request.

Gardens and Parking

The property benefits from a good sized shared garden/ drying green to the rear, which is predominantly laid to lawn. Parking on neighbouring streets is available on purchase of a permit from the City of Edinburgh Council.

Viewing

By appointment. Please contact Neilsons 0131 625 2222





Location

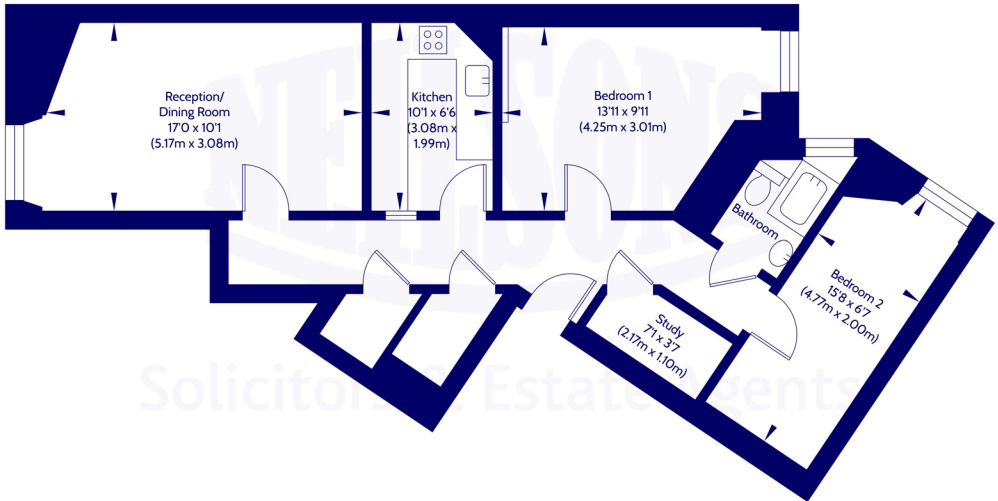
Gorgie is a well-connected district located approximately 1.5 miles west of Edinburgh's City Centre. The area benefits from frequent and efficient bus services, offering swift access across the city, including convenient links to both Napier and Heriot-Watt Universities. Haymarket Train Station and the Murrayfield Tram Stop are also within comfortable walking distance, enhancing connectivity for commuters and students alike. For those travelling by car, the City Bypass is just a short drive away, providing direct links to Scotland's central motorway network. A wide range of local amenities can be found on the doorstep, including a large Sainsbury's, an Aldi supermarket, and an array of independent shops, cafes, and bars. Residents also enjoy excellent access to leisure facilities, with nearby options such as The Gym, PureGym, and the Fountain Park Leisure Complex — home to Cineworld, Nuffield Health, Genting Casino, Tenpin Bowling, Gravity Trampoline Park, and a selection of restaurants. Green spaces such as Harrison Park, Saughton Park and Rose Garden and the scenic Union Canal offer further opportunities for recreation and relaxation within easy reach.





Approx. Gross Internal Floor Area 66.38 Sq M / 715 Sq Ft.

Third 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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