



Solicitors & Estate Agents



Offers Over

**£125,000**

## 6/6 White Park

Gorgie | Edinburgh | EH11 1TZ

An exceptionally appealing first floor studio apartment, quietly tucked away yet moments from a fantastic assortment of amenities and frequent transport links. A perfect first home or bolthole in the city, the floor area has been well-apportioned and the flat benefits from excellent built-in storage.

-  0 bedrooms
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Communal gardens
-  EPC rating - C
-  Council tax band - A



## Description

The accommodation briefly comprises: entrance hallway with storage cupboard, bright dual facing reception/dining/sleeping space with fresh neutral décor and laminate flooring, open plan to a well equipped fitted kitchen, complete with modern worktops, attractive splash tiling and a variety of appliances, walk-in wardrobe/dressing room, and compact yet well designed contemporary shower room, with two piece white suite and electric shower enclosure.



## Extras

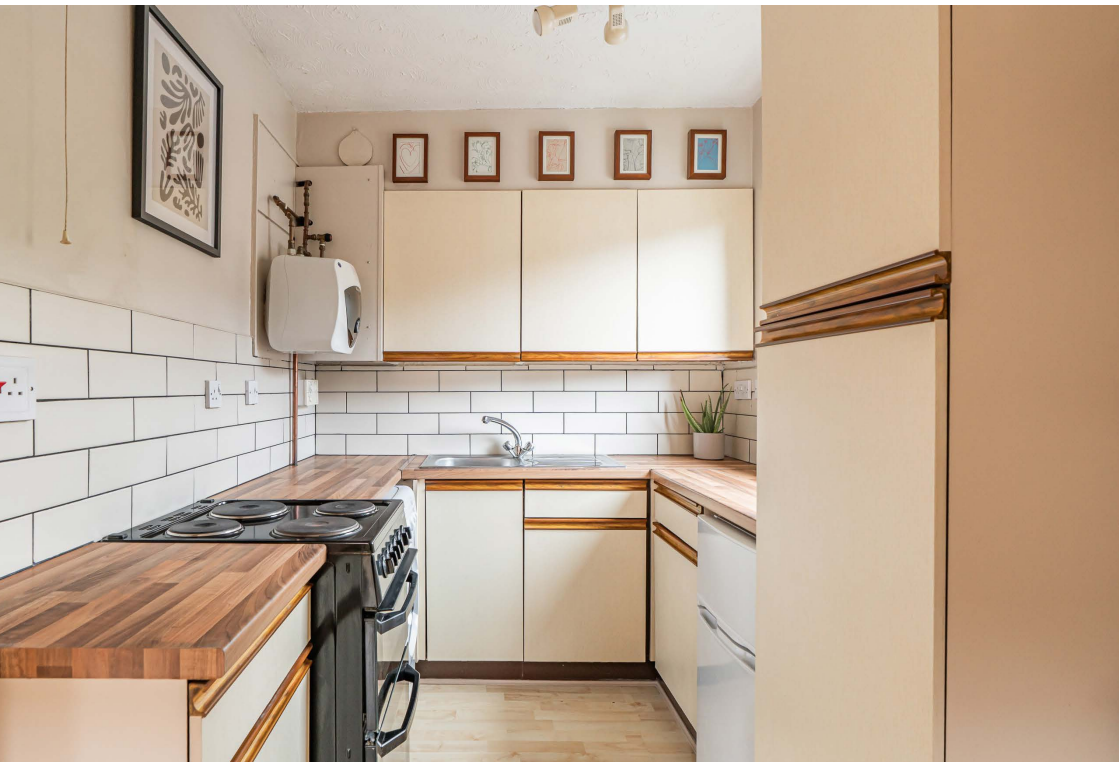
All curtain poles, light fittings, white goods and kitchen appliances will be included. All of the furnishings, with the exception of the couch and the TV unit (currently with the lamp and plant on it) are also available with the property if required.

## Gardens, Parking and Residents Association

There are areas of well-kept communal garden scattered throughout the development together with an allocated parking space. There is a residents committee which maintains the upkeep of the communal areas and the current charge is approximately £180 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





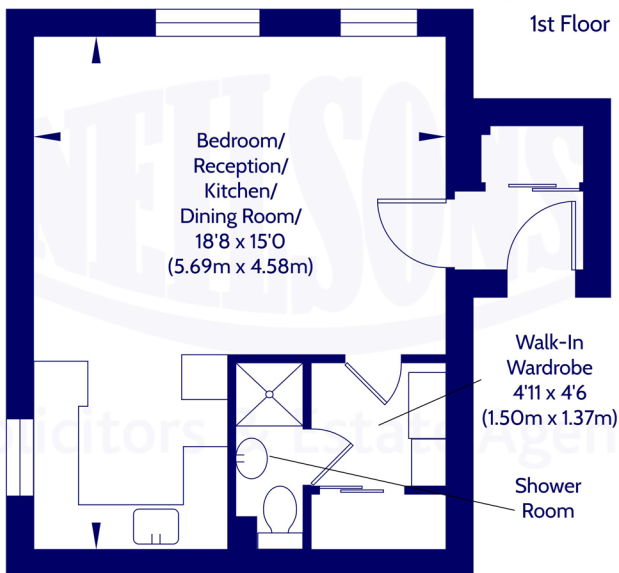
## Location

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.





Approx. Gross Internal Floor Area 29 Sq M / 307 Sq Ft.



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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

