



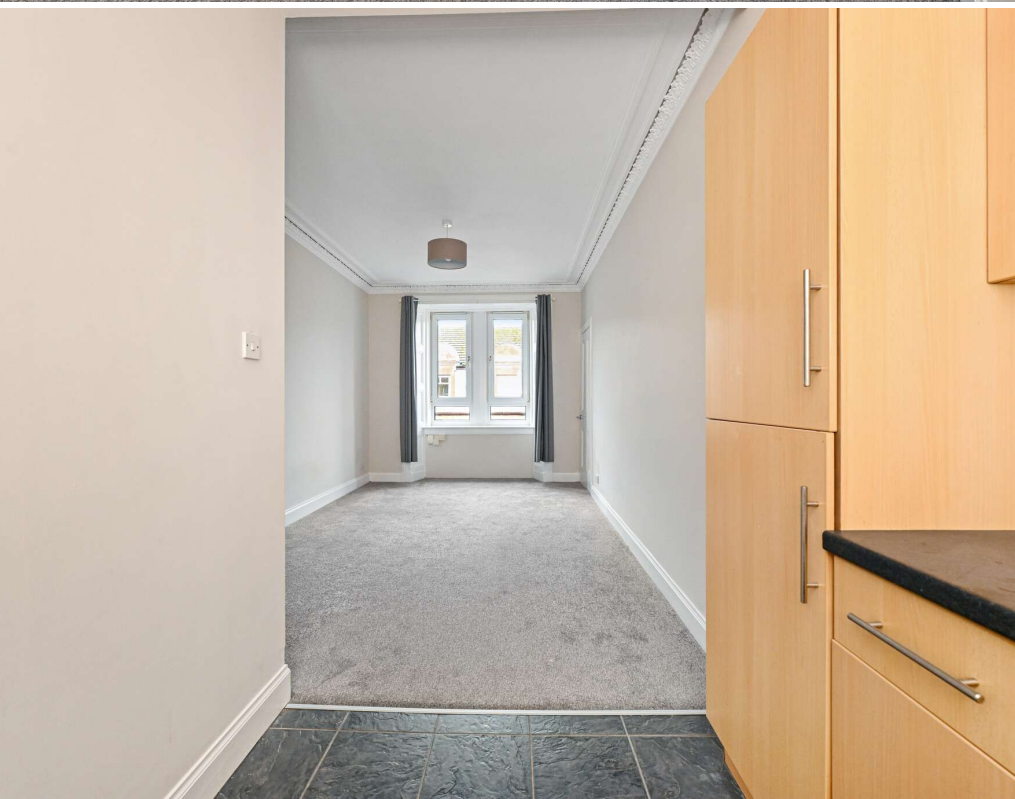
272 (3f1) Gorgie Road, Edinburgh, EH11 2PP



Welcome

Welcome to Gorgie Road, this generously proportioned two bedroom, third floor flat forming part of a traditional tenement building with a secure entry system and communal gardens set to the rear. The property offers bright and spacious accommodation, perfectly located in the heart of the ever popular Gorgie area of Edinburgh, this stylish property has been thoughtfully adapted to offer a perfect blend of contemporary living and period charm, situated just moments from an array of excellent local amenities, and with convenient access to Haymarket train station and the city centre, this property offers a fantastic opportunity for a range of buyers, from those looking to get on the property ladder, small families and investors alike. Presented to the market in immaculate order throughout, we would recommend an early viewing

- welcoming reception hallway
- open plan living/dining and kitchen
- fully equipped kitchen
- two double bedrooms
- bathroom comprising WC, wash hand basin, bath with shower over
- gas central heating
- double glazing
- secure entry system
- communal gardens to the rear
- permit and metered parking available





Gorgie

The district of Gorgie is a vibrant and well connected neighbourhood located just southwest of Edinburgh's city centre, easily accessible via excellent bus links. The area offers an impressive variety of shopping options, from independent shops, and larger retailers including Scotmid, Sainsbury's, Asda, and Aldi. For leisure and recreation, residents can enjoy the nearby Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, the Union Canal for walking, cycling, and running and a great selection of popular bars, cafés, and takeaways. This makes Gorgie an ideal choice for those seeking both convenience and lifestyle. Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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EH22 1JB

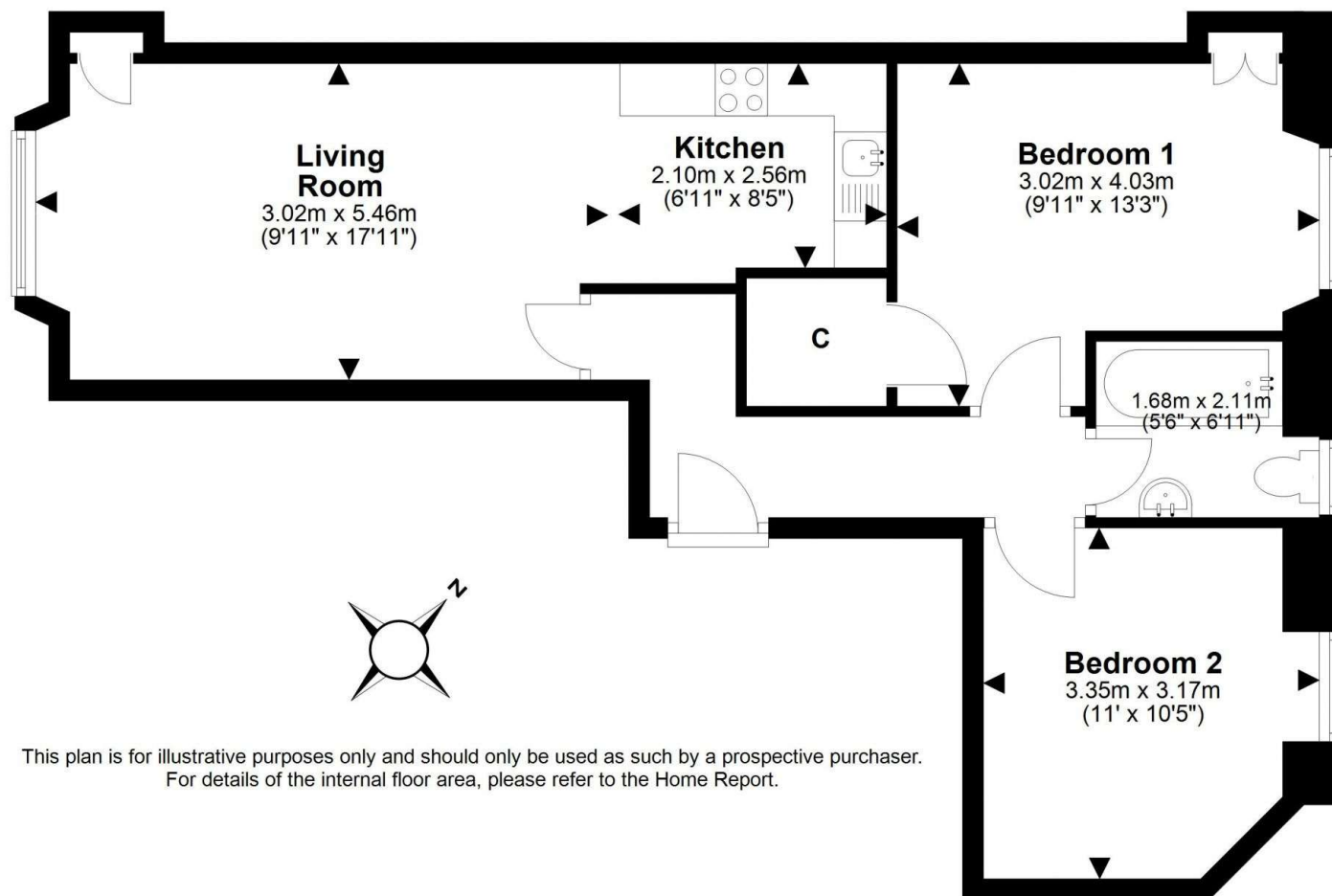
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.