

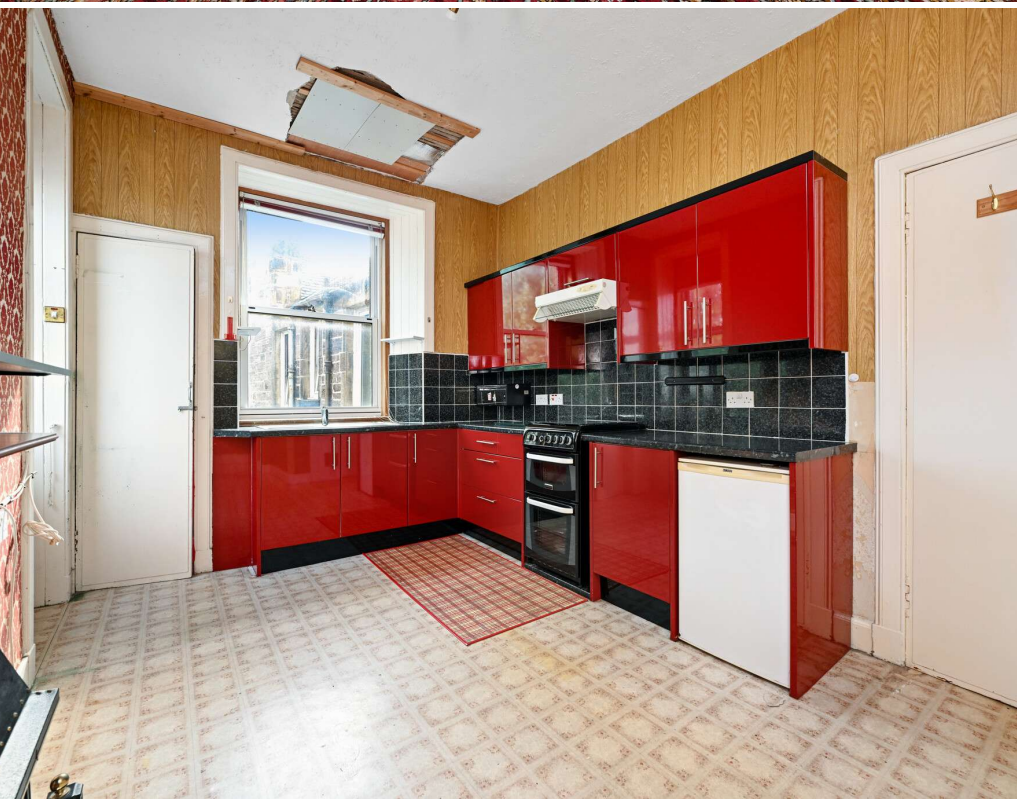




Welcome

Welcome to Gorgie Road, this third floor flat forms part of a traditional tenement building retaining many period features, entered by a secure entry with communal gardens to the rear, permit and metered parking is available. The property comprises in brief of one bedroom and two reception rooms offering bright, spacious and flexible accommodation. The property is located in the vibrant and popular Gorgie area of Edinburgh close to an abundance of local amenities, along with swift transport links. This property would be an ideal opportunity to the first time buyer or investment opportunity. Presented to the market in a reasonable order throughout, we would recommend an early viewing.

- Reception hallway
- Front facing living room with a shelved press
- Dining kitchen with a range of wall and base units along with white goods
- Double bedroom
- Bathroom comprising WC, wash hand basin and bath
- Double glazing throughout
- Secure entry
- Shared garden to the rear
- Permit and metered parking available





Gorgie

Gorgie is a popular residential area situated just west of the city centre. The area boasts frequent and quick bus links across the city whilst Haymarket Station is on your doorstep. There are a wide variety of first rate local amenities close by including a Sainsbury's and an ASDA at nearby Chesser. Fountain Park complex with its multi-screen cinema, fitness centre, bars and restaurants is moments away and Napier and Heriot-Watt universities, and Edinburgh College are also within easy reach.

Extras

Included in the sale price are the integrated kitchen appliances, fixtures & fittings and all floor coverings.



Get in touch

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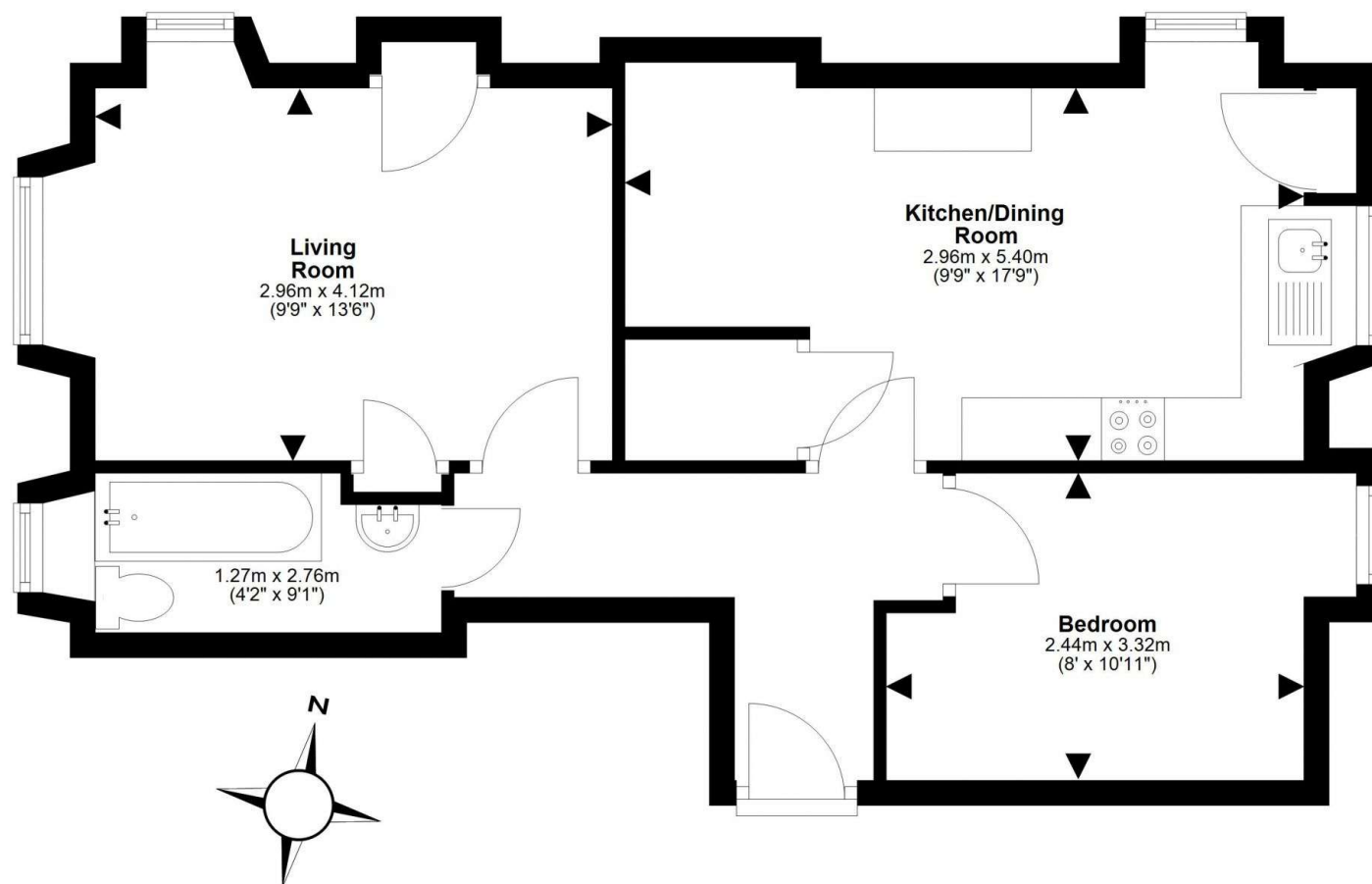
Bruntsfield Office:

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.