



246/3 Gorgie Road, Edinburgh, EH11 2PL



Welcome

Welcome to Gorgie Road. This well-proportioned first floor corner aspect two bedroom flat forms part of a traditional stone-built tenement building. It is ideally located in the ever-popular and vibrant Gorgie area of Edinburgh, close to an abundance of local amenities and swift transport links. The property offers spacious and generously proportioned accommodation, combining period character with comfortable modern living. The layout is practical and flexible, suitable for a range of buyers including first-time purchasers, professionals, or buy-to-let investors. The property further benefits from a shared rear garden, providing valuable outdoor space, permit and metered parking is available. Presented to the market in good order throughout, we would recommend an early viewing.



- Welcoming reception hallway
- Living room features an open fire and fireplace
- Fully equipped kitchen all white goods included
- Two double bedrooms, one with an en suite shower room
- Bathroom comprising WC, wash hand basin, roll top bath with shower over
- Gas central heating
- Double glazing to the front
- Secure entry system
- Communal garden to the rear
- Permit and metered parking available



Gorgie

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 to 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. There is also 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 and blinds are included.



Get in touch

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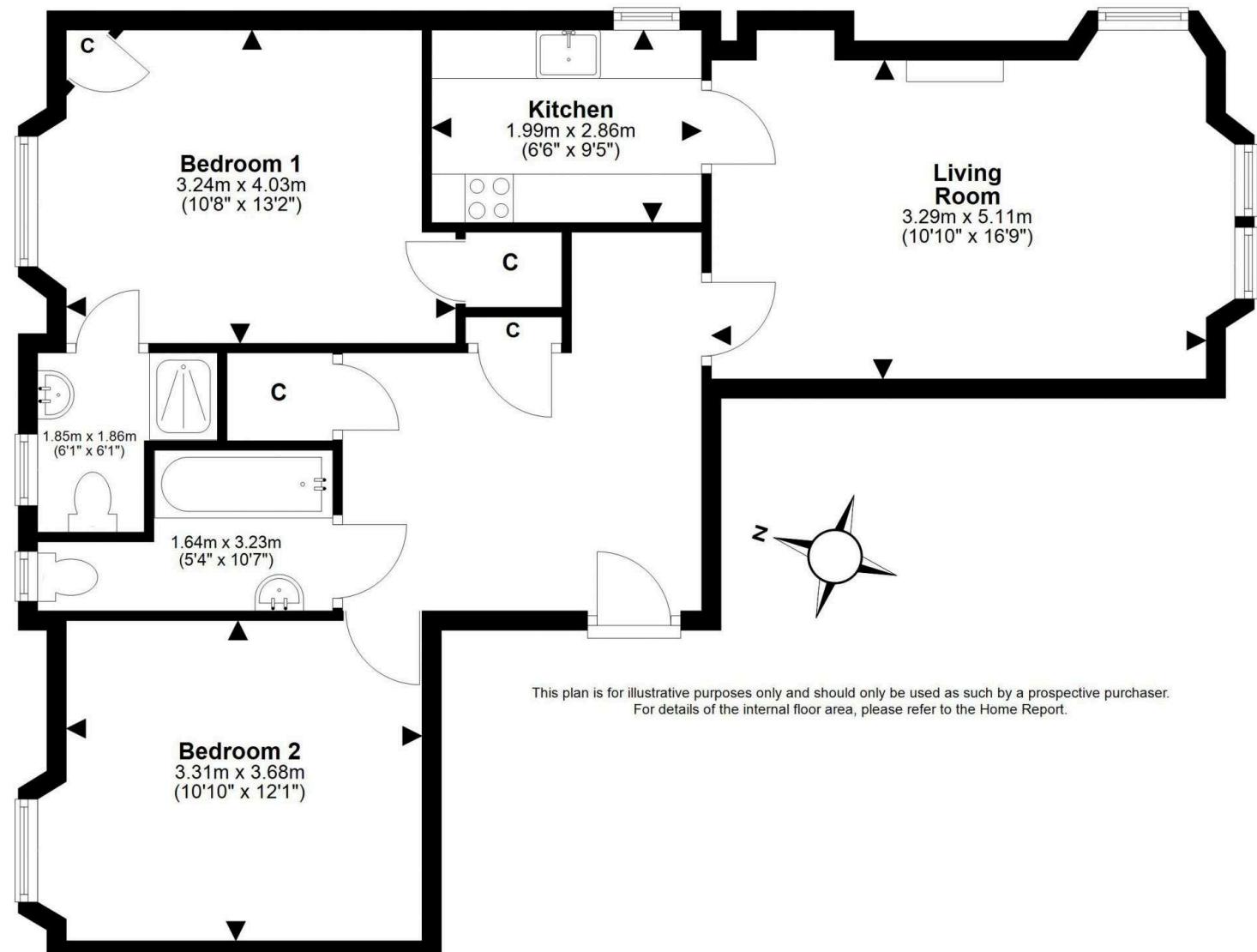
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25-27 High Street, Dalkeith
EH22 1JB

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.