

# ALLINGHAM&CO

traditional values | modern practice

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espc

13/3 Smithfield Street, Edinburgh, EH11 2PG  
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: F

## Location

This one bedroomed ground floor flat is situated in Gorgie, a popular residential district of Edinburgh, just west of the city centre. Ideally placed for easy access to the city centre and out-lying commercial areas. Gorgie Road has a vibrant atmosphere and provides a comprehensive range of local amenities, with a Sainsbury's and Aldi close-by as well as specialist shops, cafes and bars. There is also a 24-hour Asda at Chesser and a large DIY store.

There are numerous leisure opportunities in the area including Union Canal walkway, Harrison Park, Craiglockhart Sports Centre and Fountain Park Multicomplex with a multiscreen cinema, fitness centre, Tenpin bowling and an excellent range of bars and restaurants.

Frequent bus and tram services provide access to all areas of the city including Edinburgh Airport and the Royal Infirmary and Haymarket Station is within easy reach.

Schooling is available locally from nursery to senior level with Napier and Heriot-Watt universities and Edinburgh College nearby.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





### Accommodation

Entrance hallway

Living room/kitchen with store cupboard and built in shelving

Double bedroom

Bathroom with shower, washbasin and WC

Double glazing

Small private garden to front

Shared drying green to the rear



### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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## ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

