



## Location

This second floor tenement flat is situated in Gorgie, a popular residential district of Edinburgh, just west of the city centre. It attracts professionals, students and young families alike and is ideally placed for easy access to the city 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 the Victorian Baths at Dalry Swim Centre, 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

## 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.





## Accommodation

Entrance hallway

Living room/kitchen with built in hob and oven, fridge and washing machine: these items are believed to be in good working order though their condition is not warranted

Double bedroom with built in storage

Bathroom with shower, WC and wash basin

Boxroom

## Extra features

Gas central heating

Double glazing

Entry phone system

Communal garden to rear



## Home Report

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

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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

