



# Gorgie

10/4 Newton Street  
EH11 1TF



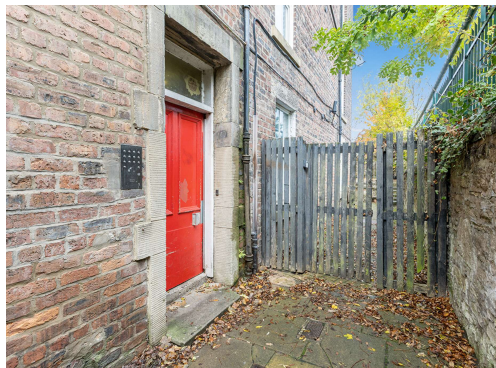
Ground Floor Flat - Buzzer "4"

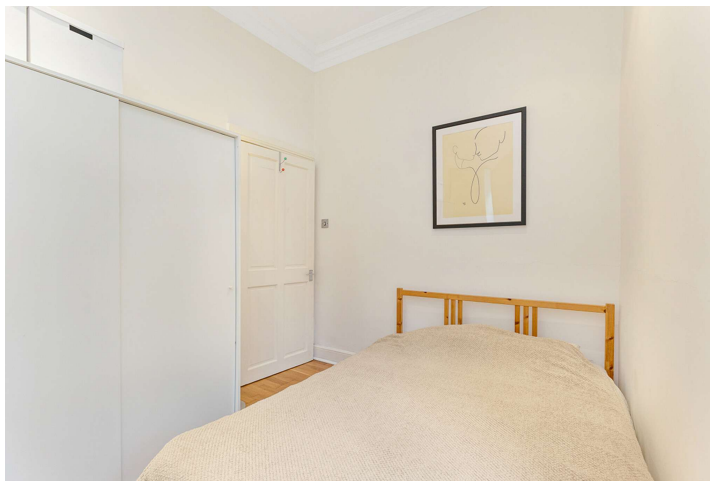
OFFERS OVER £139,995

- Hallway
  - Living room
  - Kitchen
  - Bedroom
  - Shower room
- 
- Gas central heating
  - Double glazing
  - Communal rear garden
  - Zoned on street parking
  - Good transport links
  - Excellent storage



Viewing by appointment - call  
Beveridge & Kellas on 0131 554  
6321



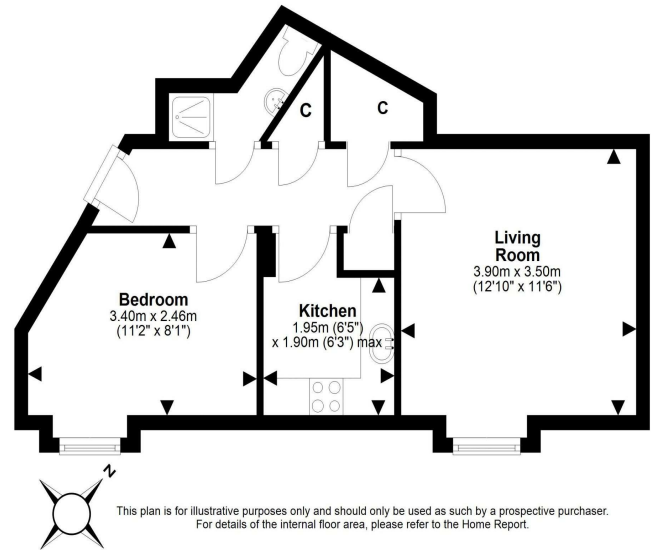






This 1 bedroomed ground floor flat is situated within the popular residential area of Gorgie, and is ideal for a first time buyer or investor. Gorgie offers a range of cafe's, bars and restaurants, multiple nearby gyms, and regular transport links to the City Centre & surrounding areas. The nearby Fountain Park offers a range of restaurants, multi-screen cinema, health club, bowling lanes and arcade. There is also easy access to Edinburgh International Airport and Motorway links.

The flat is accessed via a shared stair and opens to an entrance hall which has an entry phone handset, three handy built in storage cupboards (one of which houses the washing machine), and the rest of the accommodation off. The living room is to the rear of the flat and features a gas-powered fire within a surround. The kitchen offers plentiful base and wall units, integrated oven with gas hob, and a freestanding fridge freezer. The property enjoys a double bedroom. Completing the accommodation is a tiled shower room, with WC, wash hand basin, mains powered shower unit, and a heated towel rail.



Additional benefits include gas central heating, double glazing, zoned on street parking and a communal rear garden.

## EXTRAS

All aforementioned white goods, curtains/ blinds, and light fittings to be included in the sale (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**