



# Flat 4, 530 Gorgie Road

Gorgie, Edinburgh, EH11 3FA



VMH ESTATE AGENTS





**Superb 1 bedroom first floor flat forming part of a brand new luxury development in the popular and convenient location of Gorgie.**

- Stylish kitchen/dining/sitting room
- Double bedroom
- Contemporary bathroom
- Brand new luxury development
- Popular & convenient location
- Variety of amenities close by
- Secure entryphone system
- Quality fixtures & fittings
- Permit & meter parking nearby
- Electric heating & double glazing



**Offers Over: £235,000**

**EPC Rating: B**

**Council Tax: To be confirmed**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**



# About the Property

Superb 1 bedroom first floor flat forming part of a brand new luxury development located in the popular and convenient location of Gorgie. The property lies within walking distance of a variety of local amenities and the city centre is easily accessible.

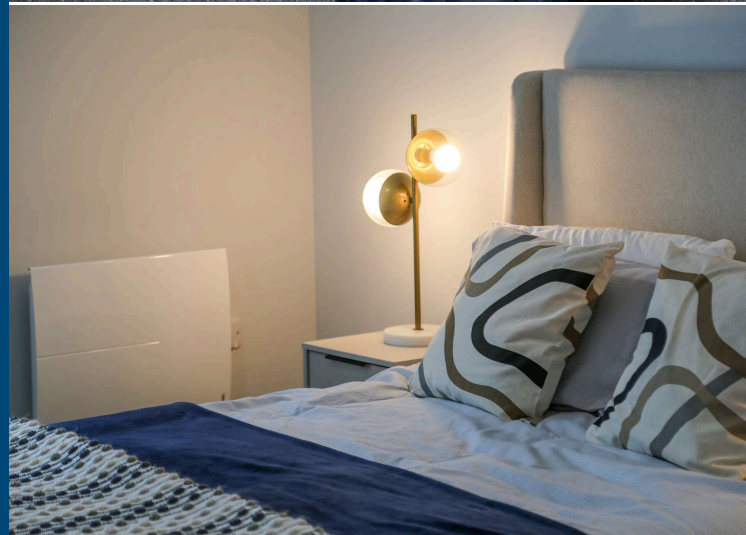
The contemporary accommodation is bright and well proportioned and fitted with quality fixtures and fittings throughout. Please note: Images are computer generated.

## Management

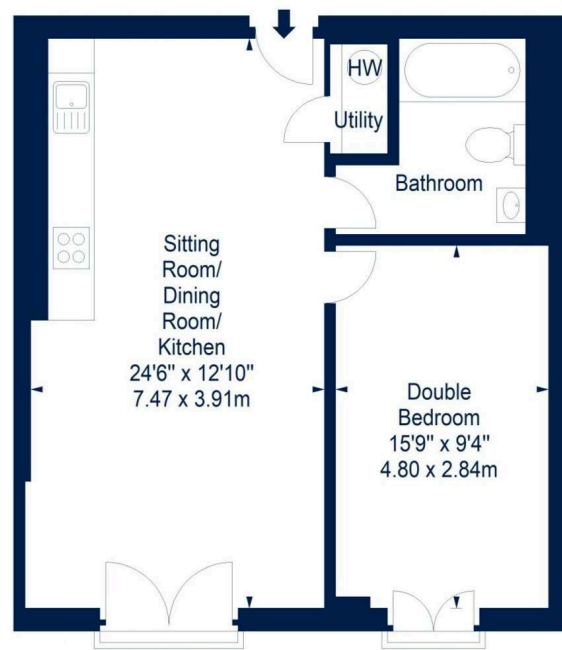
The development will be factored and maintained by Newtons for approximately £37.70 per month.

## Extras

All fitted floor coverings, light fittings, integrated hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price.



## Flat 4, 530 Gorgie Road, Edinburgh, Midlothian, EH11 3FA



First Floor

Flat - Approx. Gross Internal Area - 546 Sq Ft - 50.72 Sq M

For identification only. Not to scale. © SquareFoot 2025



## Location

Gorgie is within easy reach of the city centre and easily accessible by public transport on Gorgie Road. Haymarket Railway Station is close by and there are excellent bus and tram services giving easy access to the city centre and Edinburgh Airport. There is quick access to the city bypass and the central Scotland motorway network. The immediate area is well served by an excellent selection of local shops as well as a Sainsbury's supermarket within walking distance and an Asda, Aldi and M&S at Chesser which are within easy reach. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockhart Sports Centre or at Fountainpark Multicomplex.



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