

# 110/6 Gorgie Road

GORGIE, EDINBURGH, EH11 2NP



## *Charming One-Bedroom Flat on Gorgie Road*



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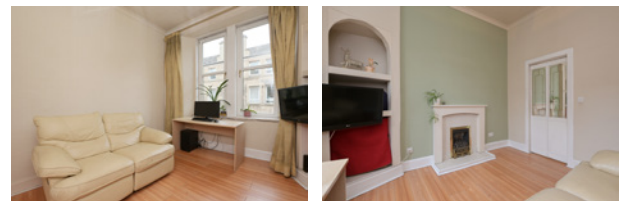


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Set within the vibrant and well-connected area of Gorgie, this well-presented one-bedroom flat offers a superb opportunity for first-time buyers or a lucrative addition to a rental portfolio. The property is brought to the market in good condition and is ready for immediate occupation.

# THE LIVING ROOM



Upon entering, you are welcomed into a hallway that leads into a bright and spacious living room situated to the right. This inviting space benefits from high ceilings and an abundance of natural light streaming through large double-glazed windows, creating a warm and airy atmosphere.

# THE KITCHEN



Adjacent to the living area, the kitchen is accessed via a convenient folding door, cleverly designed to maximise space without compromising on functionality. The kitchen layout is practical and ideal for modern living.







The generous double bedroom offers a comfortable retreat and comes complete with integrated wardrobes, providing excellent storage solutions. Completing the internal accommodation is a well-maintained bathroom, which is separate from the WC.

## THE BATHROOM



# THE BEDROOM





Externally, residents enjoy access to a communal garden, perfect for relaxing or socialising during the warmer months.

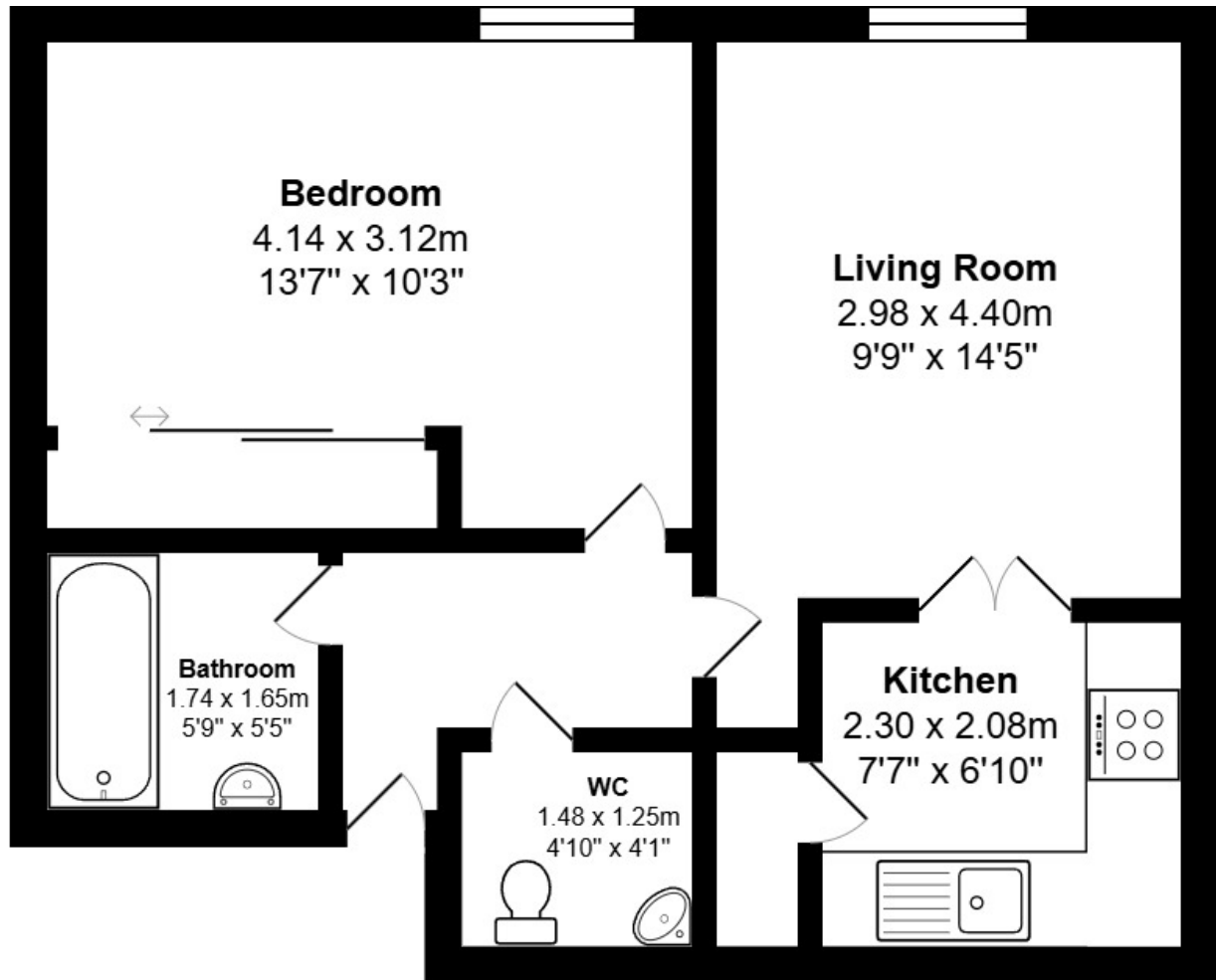
# EXTERNALS



With excellent transport links, local amenities, and close proximity to the city centre, this delightful flat is not to be missed. Early viewing is highly recommended.

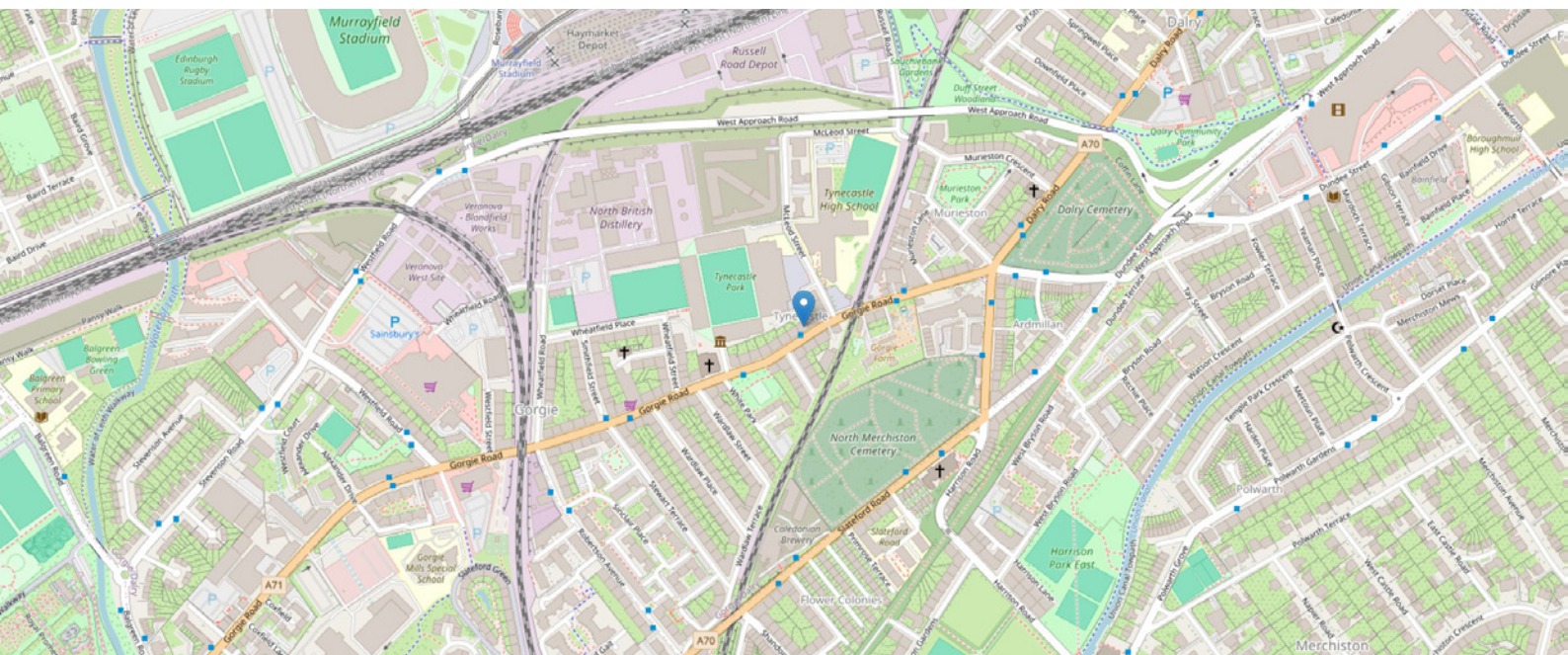


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Gorgie is one of the city's most popular residential districts, lying within walking distance of Edinburgh's West End and Princes Street. The area comprises a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.







The area offers an exceptionally wide choice of shopping facilities, and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station is also within close proximity of the property.

Edinburgh's entertainment facilities tend to be very highly concentrated in the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

The Western Approach Road passes conveniently nearby, and this gives quick and easy access to the western part of the city and the motorway system leading directly to all major centres of population. The location may therefore be of particular interest to anyone required to travel, perhaps in connection with their work.



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