

FLAT 1, 9 GORGIE ROAD

EDINBURGH, EH11 2FA

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The Property

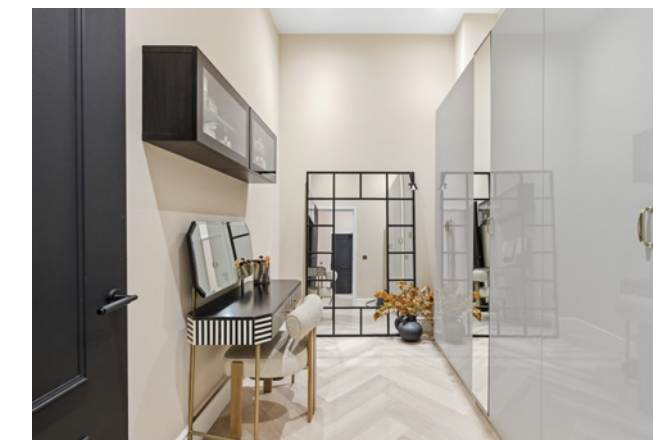
McEwan Fraser Legal is delighted to present this exceptional duplex apartment within the highly sought-after Springwell House, winner of Development of the Year at the Herald Property Awards for Scotland 2022. Set within beautifully landscaped grounds, the development forms part of a magnificent stone landmark building dating from the mid-1800s, which has been sensitively converted and reimaged to an outstanding standard.



The property has recently undergone a six-figure refurbishment, including full double glazing, a new contemporary timber kitchen with upgraded appliances and stone worktops, and two newly fitted bathrooms, both benefitting from underfloor heating and high-quality marble tiling. Additional enhancements include upgraded modern heating controls, new Karndean herringbone flooring and skirting boards throughout, refurbished internal doors, a range of electrical upgrades, and the creation of bespoke built-in dressing room and office spaces. The apartment has also been fully redecorated using durable, matt wipeable paint.

Springwell House enjoys a prime location close to Haymarket (approximately 1km). The recently completed Haymarket Edinburgh development offers a world-class mix of offices, shops, bars, cafés, and restaurants, complementing the area's established amenities. Excellent transport links are available via Haymarket train station, tram stop, bus routes, and cycleways, providing easy access to the city centre, Edinburgh Airport, and the wider motorway network. The property is also within comfortable walking distance of Princes Street, Bruntsfield, Morningside, Fountainbridge and the West End.

OPEN PLAN LIVING



Internally, the apartment is entered via a grand communal entrance hallway, leading into an impressive open-plan kitchen and living space. The designer kitchen is fitted with AEG oven and combi microwave, Miele induction hob, extractor fan, Quooker tap, and integrated fridge freezer and dishwasher, while a discreet utility cupboard houses the washer dryer and offers additional storage. This expansive space is ideal for both entertaining and everyday living.

The central dining area comfortably accommodates a large dining table before flowing into the lounge, which enjoys large windows and French doors opening onto a garden area. A spiral staircase leads from the lounge to the mezzanine level, currently utilised as a bright and airy home office, flooded with natural light.

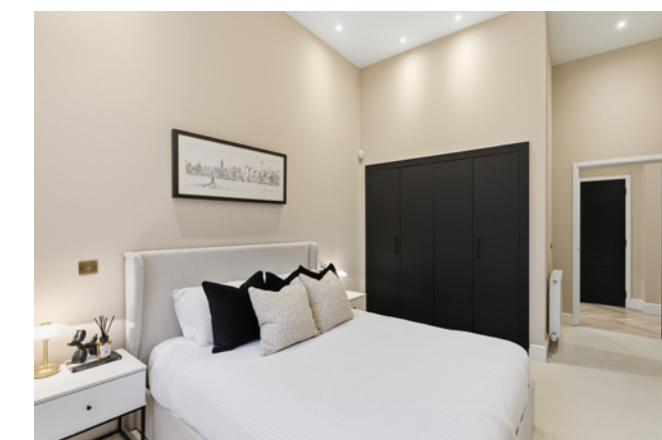
MEZZANINE LEVEL



BEDROOMS & EN-SUITE



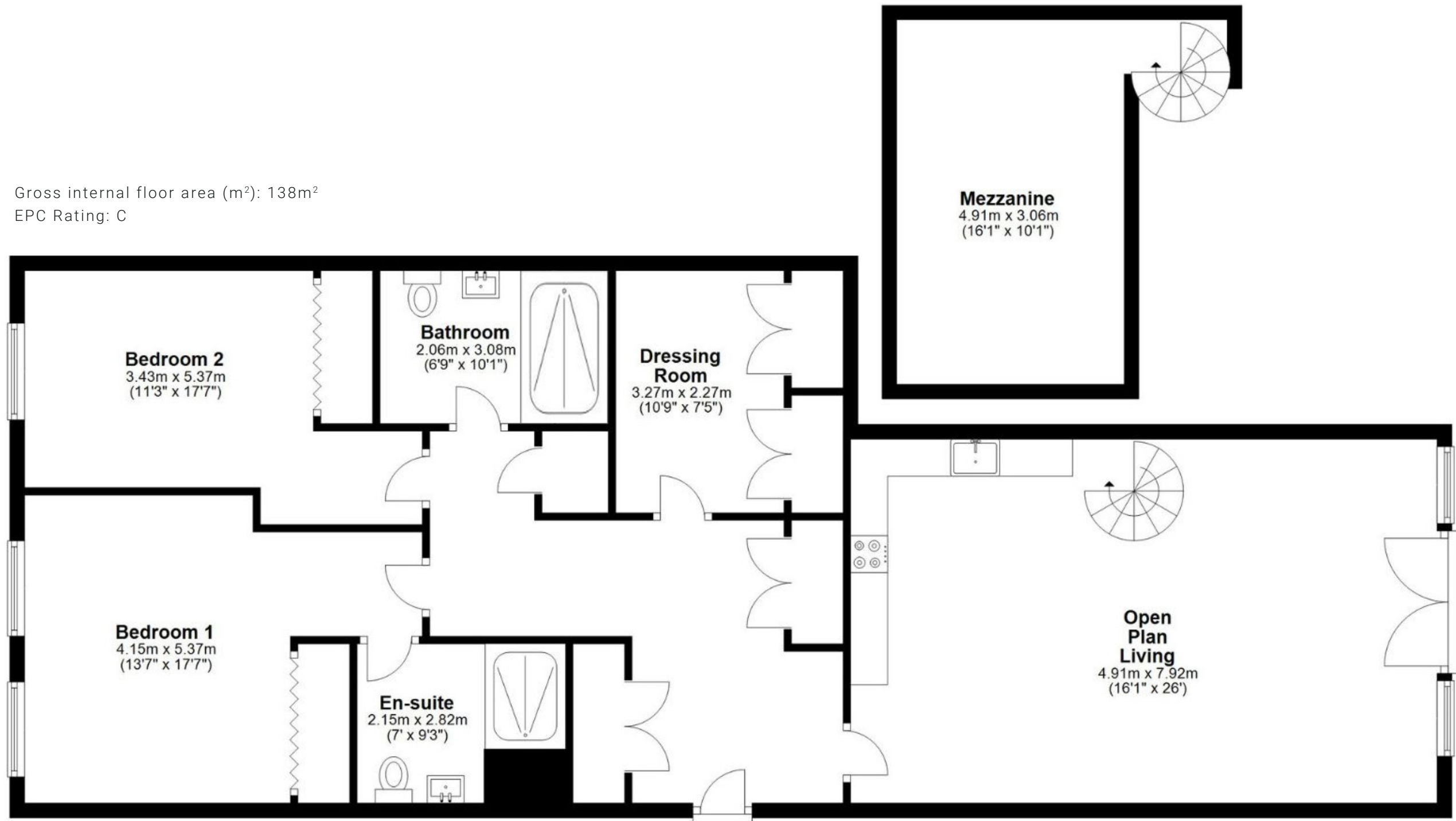
Located on the ground floor, the accommodation comprises two generous double bedrooms, two contemporary bathrooms, a separate dressing room, and the mezzanine office space. Both bedrooms benefit from integrated wardrobes with built-in drawer units and ample floor space for additional furniture.





FLOOR PLAN

Gross internal floor area (m²): 138m²
EPC Rating: C



THE EXTERIOR



Further benefits include a fully alarmed system, private allocated parking accessed via secure gates, coded pedestrian entry, extensive bespoke bike storage, and well-managed on-site waste and recycling facilities.

This is a rare opportunity to acquire a high-quality, centrally located home within a rapidly developing and increasingly desirable area, ideally positioned to benefit from continued investment and growth at Haymarket.





The Location

Gorgie is one of the city's most popular residential districts, lying within easy walking distance of Haymarket, Princes Street, Bruntsfield, Morningside, Fountainbridge, and the West End, providing excellent access to a wide range of shops, dining options, green spaces, and transport links. The area offers a diverse mix of property styles, with the majority comprising substantial stone-built tenement buildings dating from the turn of the century, many of which have been sympathetically refurbished in recent years.

Gorgie benefits from an exceptionally wide choice of local shopping facilities, catering for all daily requirements. A Post Office is located nearby, along with a full range of



banking and building society services within the immediate vicinity.

Edinburgh's entertainment and cultural offerings are highly concentrated in the nearby West End, including theatres, cinemas, the Usher Hall, as well as a wide selection of hotels, restaurants, bars, sports facilities, and health clubs. The Western Approach Road is conveniently located close by, providing quick and easy access to the western areas of the city and the wider motorway network, making this location particularly attractive for commuters and those who travel regularly for work.

EDINBURGH CITY CENTRE



