

KILGOUR

PROPERTY



7/10 Gorgie Road Edinburgh, EH11 2FA





- Lounge/Open Plan Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Secure Entry System
- Communal Gardens/ Grounds
- Secure Allocated Parking Space
- Bike Store
- Council Tax Band – D
- EPC – C

Viewing by appointment through selling agent on 0131 273 5233

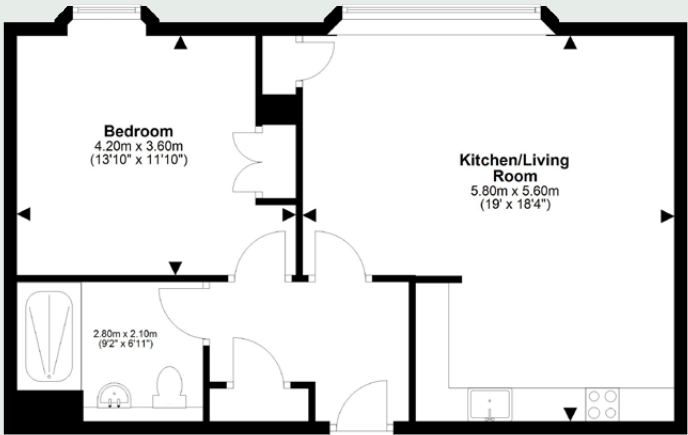
Description

A fantastic opportunity to purchase this superb apartment that is set in a stunning development and is ideally placed to take advantage of local amenities and also commuting around the city.

The property has gas central heating and entrance in to the communal building is gained via a secure entry system. Externally there are very well maintained communal gardens and grounds and residents parking which is accessed via a secure gates/barrier.

Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including access to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the citybypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Lounge/Kitchen	19'0 x 18'4	5.80 x 5.60m
Bedroom	13'10 x 11'10	4.20 x 3.60m
Bathroom	9'2 x 6'11	2.80 x 2.10m







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