



RALPH SAYER
SOLICITORS & ESTATE AGENTS

14/13 Smithfield Street

Gorgie, Edinburgh EH11 2PQ

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Forming part of a traditional tenement building in popular Gorgie, this top-floor one-bedroom flat is sure to appeal to a wealth of buyers, including first-time buyers, young couples and rental investors. The immaculately presented home comes with crisp, neutral interiors and bright, spacious accommodation. The home further features a generous, open-plan living room and kitchen area with stylish splashback tiling, a sun-filled double bedroom with a fitted wardrobe and an en-suite shower room. Externally, the property benefits from a shared rear garden, zoned on-street parking, easy access to excellent amenities, commuter links and green space.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale. All furniture items can be available by separate negotiation.

Property Summary

- Top-floor tenement flat
- Situated in popular Gorgie
- Outstanding location close to shops and commuter links
- Secure entry system
- Neutral interiors throughout
- Entrance hall with storage and WC
- Sunny, open-plan living room and kitchen
- Principal bedroom with wardrobe
- En-suite shower room
- Communal rear garden
- Zoned resident permit parking
- GCH and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £155,000

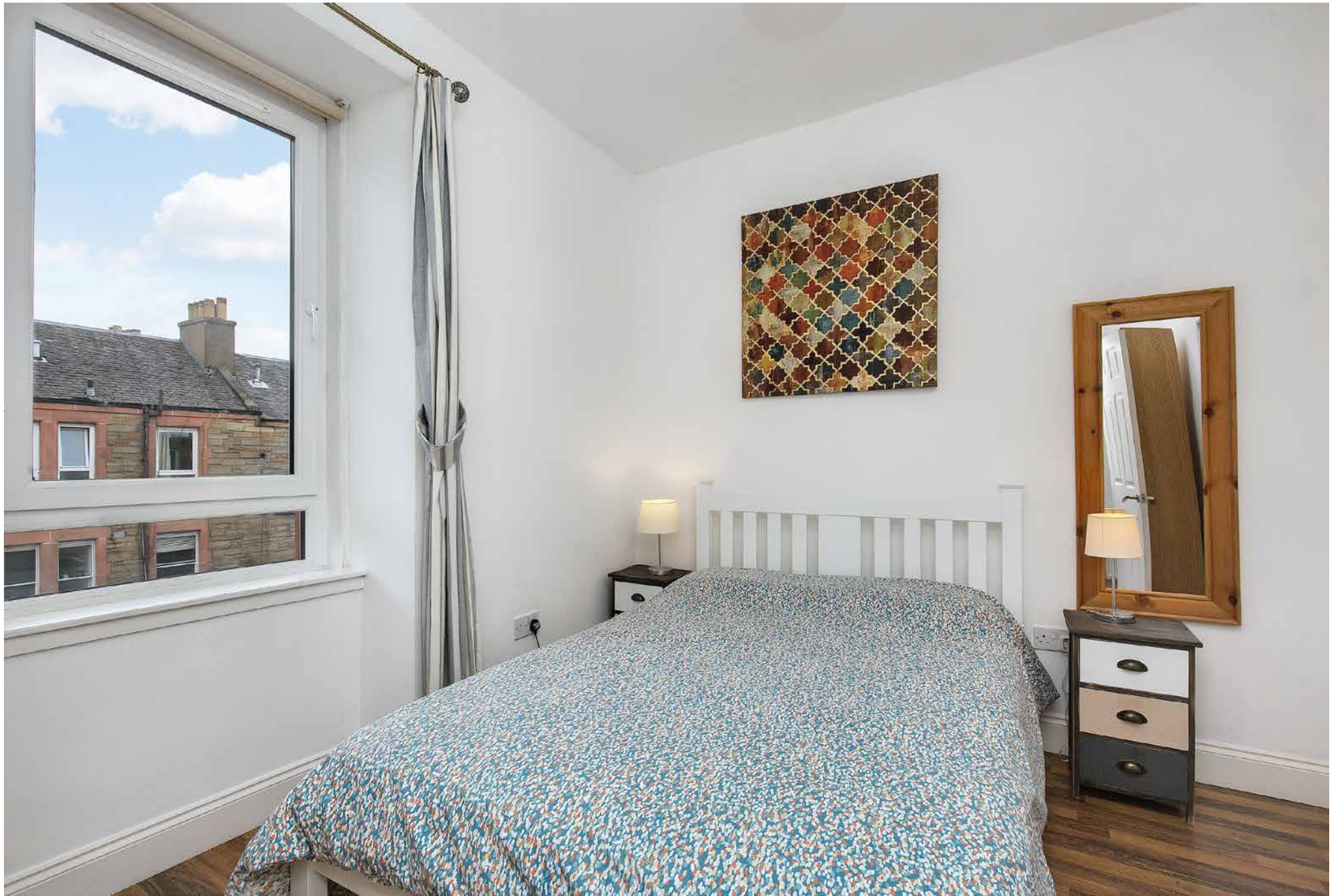






An immaculately presented
home with crisp, neutral
interiors and bright,
spacious accommodation







Easy access to excellent amenities, commuter links and green space





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

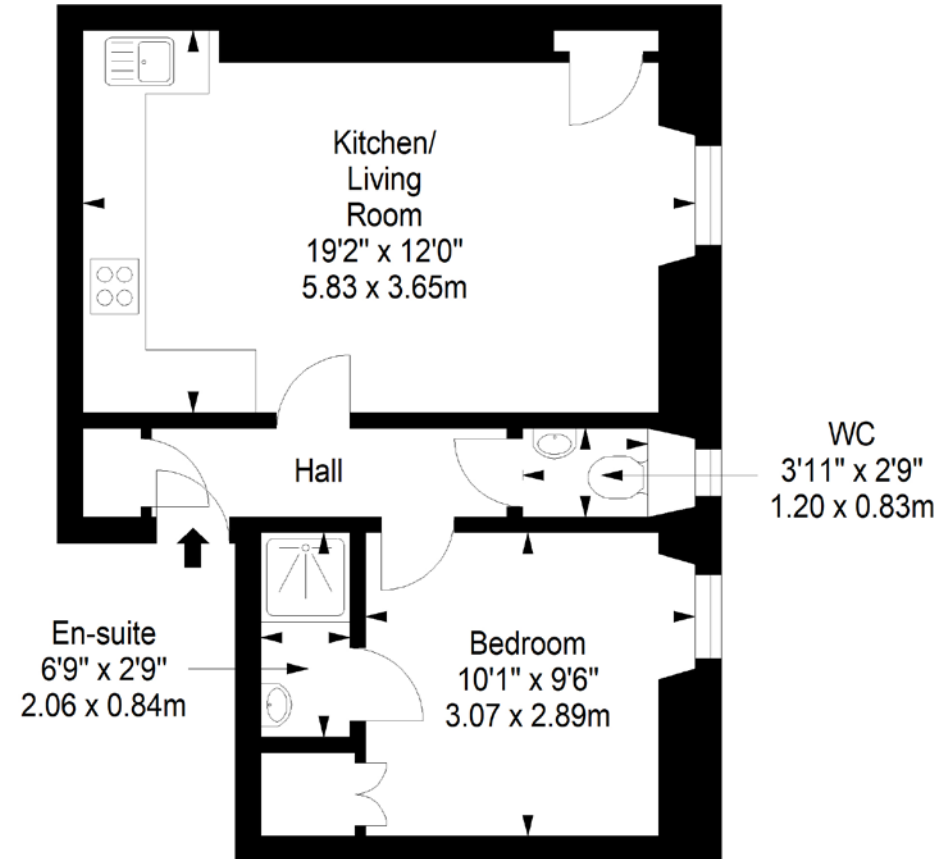
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 38.3 sq. metres (412.3 sq. feet)