



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**343/8 Gorgie Road**

Edinburgh EH11 2RG



# 343/8 Gorgie Road

Fantastic opportunity to purchase a quarter share of bright and attractive two bedroom second floor flat that occupies a prime position within this prestigious and modern development. The development itself benefits from attractive, well maintained mature communal landscaped gardens. Located on bustling Gorgie Road, there are a wealth of local amenities on your door step, as well as fast efficient access into the city centre.

The flat is entered from a well-kept communal stairwell via a security entry phone system and benefits from a lift and stairs to all floors. The accommodation has an entrance hallway with two good sized storage cupboards and a most impressive living room with dining area. Enjoying a corner position this space boasts a dual aspect, where floor to ceiling windows on the corner, open onto 'juliet' balconies. Open plan to the living area, is a well proportioned fully fitted kitchen, with additional freestanding island unit. The bedrooms are positioned to the south-facing rear, where the main bedroom, has built in wardrobes and a second double bedroom with built-in cupboard, and a modern bathroom with white three piece suite.

## Property Summary

- Located in the popular Gorgie
- Bright open living room, dining & kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Efficient community heating system & double glazing
- Well maintained communal landscaped gardens
- Permit zone parking with-in development (zone S6)
- EPC Rating - B | Council Tax Band - D

Home Report Value - £240,000











Lovely, bright  
two bedroom  
flat, in popular  
Gorgie







Externally, there are attractive, well maintained communal landscaped gardens.

Parking: Permit zone parking with-in development (zone S6)

This property is a 1/4 shared ownership. The remaining 75% share of the property is owned by Wheatley Homes East, with a monthly payment of £416.00. General maintenance and building block insurance, included. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval.

Extras: fitted floors, light fittings, curtains, freestanding island unit, electric hob, oven and chimney hood, to be included in the sale.

Let us help you find your next  
**dream property!**



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CHARTERED FIRM

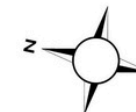
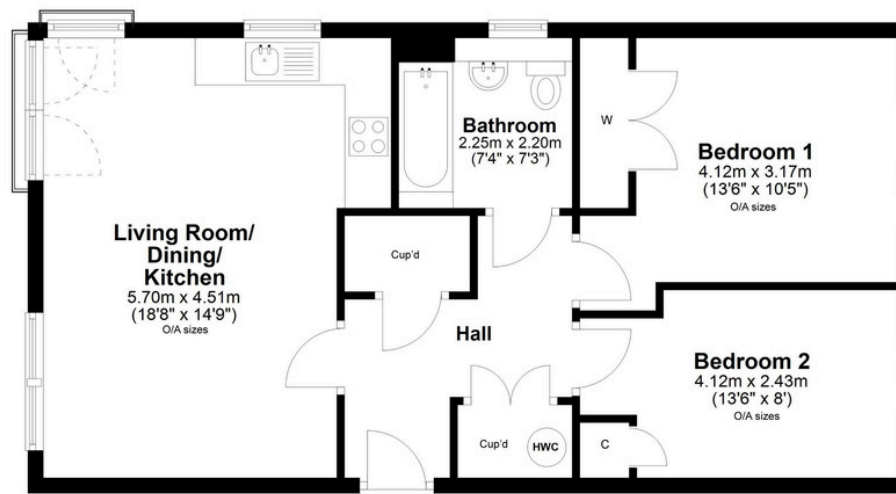
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#### DISCLAIMER

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.



#### Second Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



## Location

Gorgie is a vibrant and popular location, with its close proximity west of the city centre (approx: 3 miles), and Edinburgh's financial district in the west end. This location offers an easy commute both for work or pleasure. There are excellent local amenities, on Gorgie Road itself, including cafes, bars and an array of independent retailers. Fountainpark Entertainment Centre is within easy reach, offering a Cineworld, Virgin Active gym and Tenpin Bowling. Also, the Edinburgh Corn Exchange, is a popular exhibition and venue centre. Nearby Saughton Park, offers a variety of activities and you can access the Water of Leith path network from here.

It is a popular with the student market due good bus services, linking to the main University Campuses. Haymarket Railway Station and the Tram network, are a 10 minute journey, offering easy commuting and access to Edinburgh International Airport.