



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/12 McLeod Street

Gorgie, Edinburgh EH11 2NJ

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Set just off bustling Gorgie Road, this one bedroom top (third) floor traditional tenement flat, is beautifully presented in ready to move into condition. The open plan lounge, dining and kitchen, is particularly spacious, with the kitchen area providing ample storage and worktop space. The flat lies conveniently close to a wealth of amenities, such as shops, schools, and with-in easy access to the city centre or west to the Gyle Business Park and Edinburgh International Airport. It will appeal to a variety of buyers including first-time buyers, the professional or the investment market.

Extras: all fitted floor coverings, window coverings, and all kitchen appliances, included in the sale.

Property Summary

- Ideal location, close to amenities & the city centre
- Traditional top (third) floor flat
- Lounge & kitchen
- Double bedroom
- Modern three-piece bathroom
- Electric central heating & double glazing
- On-street controlled parking zone(S6)
- Shared garden to the rear of the property

EPC Rating - D | Council Tax Band - B



Home Report Value - £145,000



Bright & airy one bedroom flat in popular Gorgie, conveniently close to the city centre



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dream property!



RALPH SAYER
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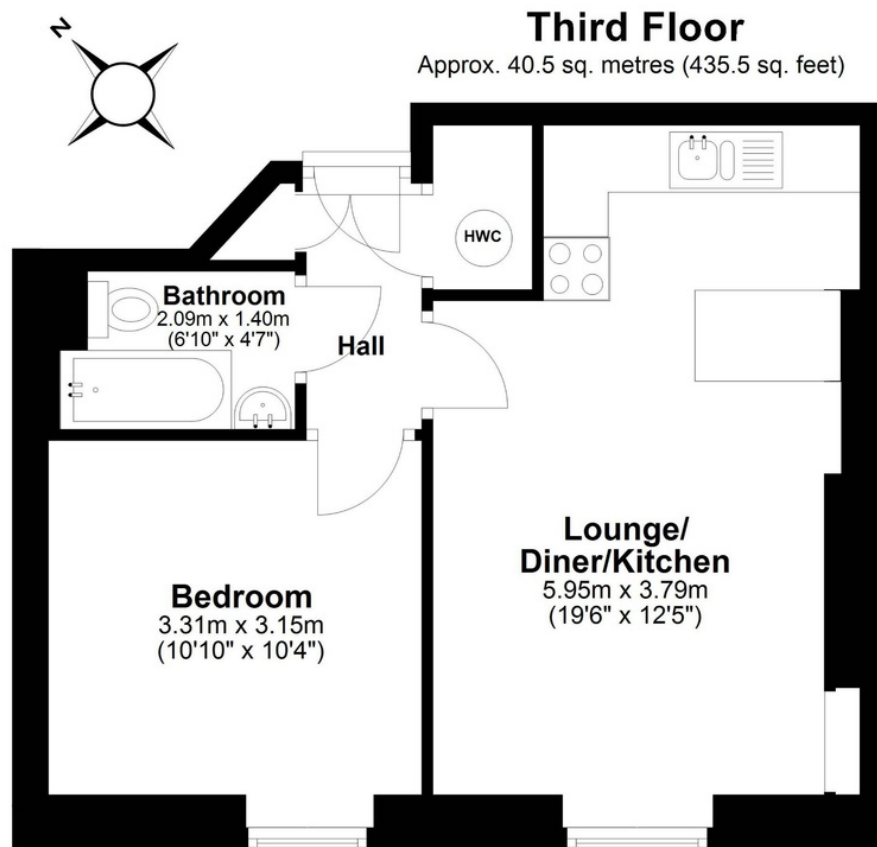


CHARTERED FIRM

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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.



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, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants.

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, gym and Tenpin Bowling. Also, the Edinburgh Corner 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.