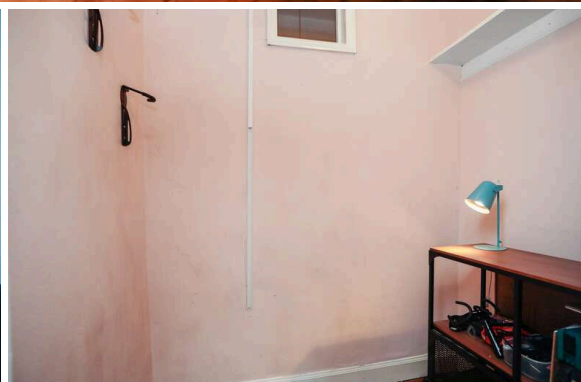
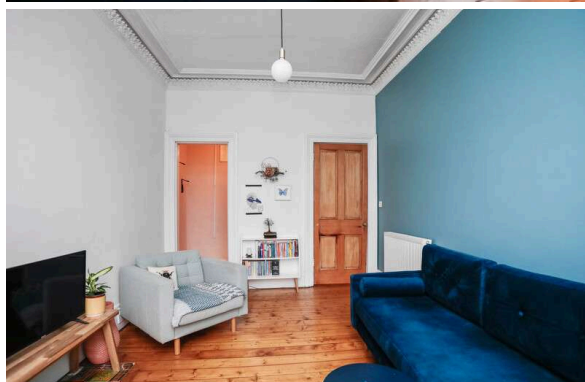




296/6 Gorgie Road
GORGIE | EDINBURGH | EH11 2PP

warners
solicitors & estate agents



296/6 Gorgie Road

GORGIE | EDINBURGH | EH11 2PP

Set in a handsome traditional tenement in the heart of Gorgie, moments from excellent amenities, quick bus and train links and vast open green spaces is this immaculately presented top floor apartment. Boasting ornate period features, a well-kept communal garden, loft storage, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, bright South facing twin windowed lounge with useful box room, contemporary kitchen with attractive units and generous dining space, spacious double bedroom and the flat is completed by a stylish shower room.

- Top floor apartment
- Heart of Gorgie location
- Ornate period features
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen
- Spacious double bedroom
- Stylish shower room
- Well-kept communal garden
- Loft storage
- Gas Central Heating & Double Glazing

EPC D and Extras included in the sale: All kitchen appliances, curtains and light fixtures.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the city centre, Haymarket Station and the main commercial and financial hubs. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, LOVE Gorgie City Farm and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student. Excellent public transport links provide easy, quick access to the City Centre and beyond, whilst the City Bypass and motorway networks are all easily accessible by car.

