



4/5 Coxfield
GORGIE | EDINBURGH | EH11 2SY


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Located in the bustling neighbourhood of Gorgie in Edinburgh, this contemporary second-floor flat boasts a comfortable and inviting living space. It boasts an airy twin-windowed living room, flooded with natural light that accentuates its spaciousness.

Adjacent to the living room, you'll find the separate kitchen, adorned with sleek brown units that provide ample storage space and a classic aesthetic. The kitchen is equipped with all the necessary appliances and offers a functional layout, making it ideal for preparing meals. The double bedroom exudes warmth and cosiness, featuring integrated wardrobes that maximise storage without compromising on style. With its neutral decor, the bedroom serves as a serene retreat, perfect for unwinding after a long day exploring the city. Completing the accommodation is the neutrally decorated bathroom, featuring a shower over the bath. The clean and contemporary design of the bathroom creates a soothing ambiance, offering a tranquil space to relax and rejuvenate.

Overall, this second-floor flat in Gorgie presents a blend of modern comfort and convenience, making it an ideal place to call home in one of Edinburgh's most popular neighbourhoods. In brief it comprises -

- Spacious and bright twin windowed living room.
- Separate kitchen with attractive units.
- Spacious double bedroom with integrated wardrobe.
- neutrally decorated bathroom with shower over bath.
- Electric heating and double glazing.
- Residents parking.
- Communal grounds.

All fixtures and fittings, as well as white goods will be included in the sale.

EPC Rating D.

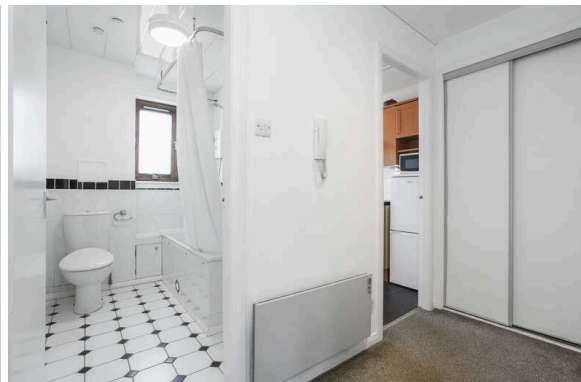
Council Tax Band B.

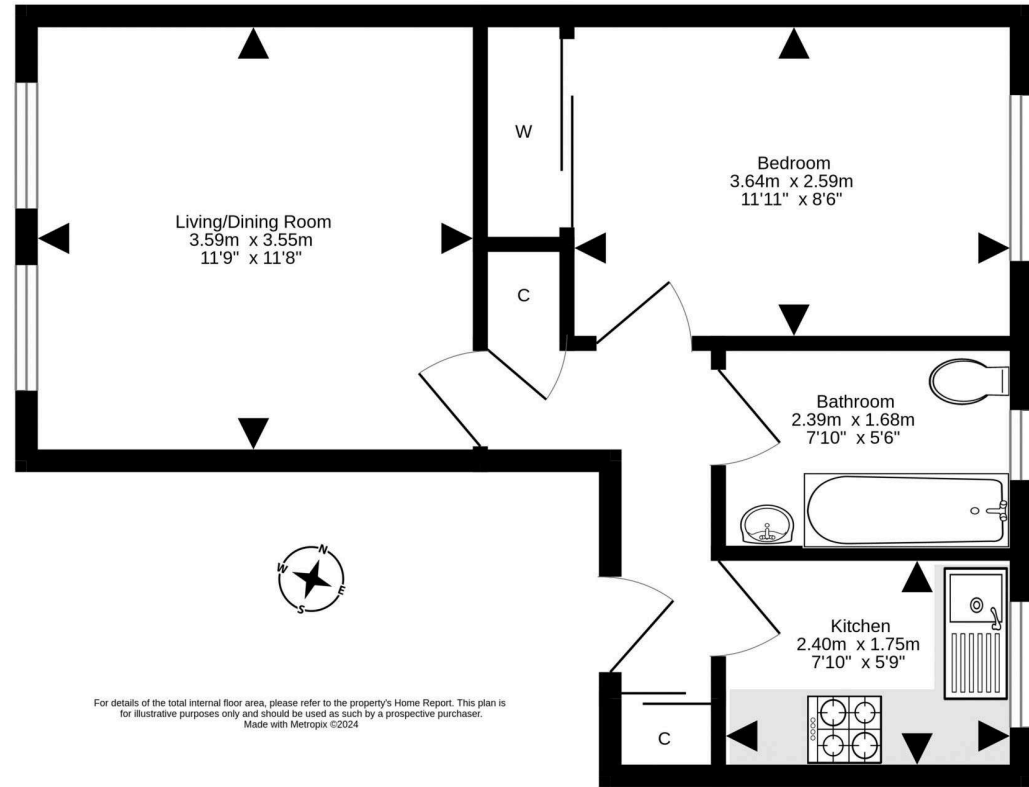


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. 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 nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024