



314 (2F3) Gorgie Road  
GORGIE | EDINBURGH | EH11 2QZ

  
**warners**  
solicitors & estate agents



## 314 (2F3) Gorgie Road

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Well presented second floor flat, quietly situated to the rear of a well maintained traditional tenement, in the heart of Gorgie. This apartment represents an ideal purchase for a wide variety of buyer, given its ideal location for wonderful local amenities and quick transport links. The property has an blend of modern comforts and traditional character, and comprises -

- On street permit parking
- Welcoming hallway with storage
- Open plan living room with modern kitchen and integrated appliances along with Edinburgh press style unit with glass shelving
- Spacious double bedroom
- Bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Security entry phone
- Residents on street permit parking

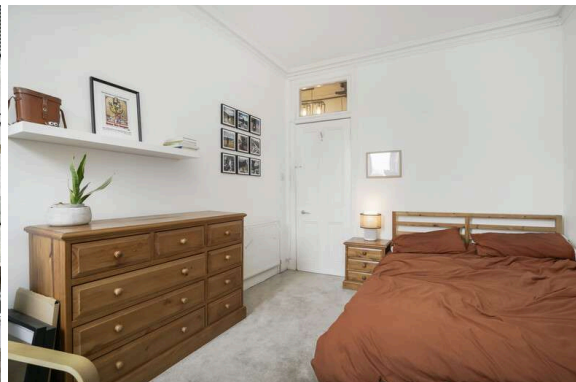
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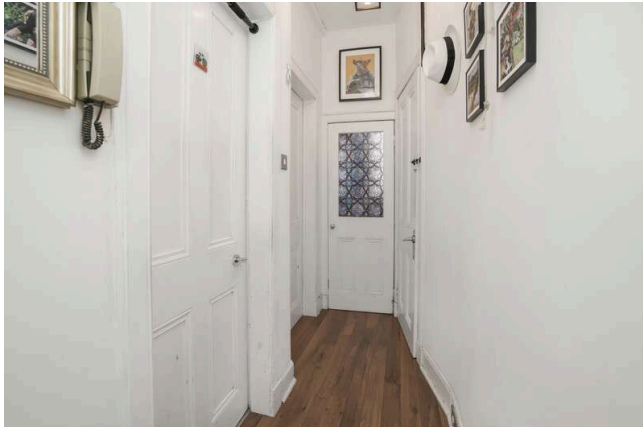
Extras include fridge/freezer, washing machine, curtains, blinds, bed, sofa and a parking pertmit.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

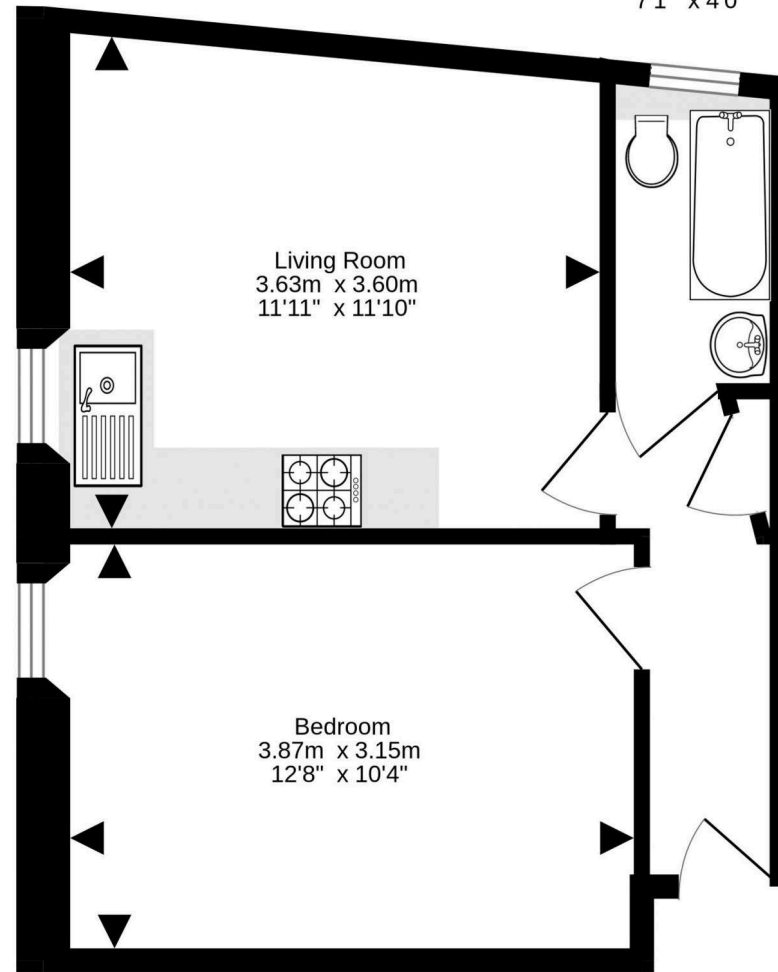


The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket 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.





Bathroom  
2.16m x 1.23m  
7'1" x 4'0"



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.  
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