



119/7 Gorgie Road  
GORGIE | EDINBURGH | EH11 1TE

  
**warners**  
solicitors & estate agents





## 119/7 Gorgie Road

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Well presented two bedroom first floor flat located in the heart of Gorgie, within walking distance of the City Centre. The property comprises an entrance hallway with secure entry phone, a bright and generous kitchen living room which features twin windows, a pantry with washing machine, pulley and boiler cupboard, gas hob and oven and a breakfast bar. There are also two well-proportioned bedrooms and completing the accommodation is the shower room with shower, WC and a heated towel rail. This lovely property further benefits from gas central heating with boiler installed in February 2023, double glazing and a shared garden. Early viewing is highly recommended to avoid missing out.

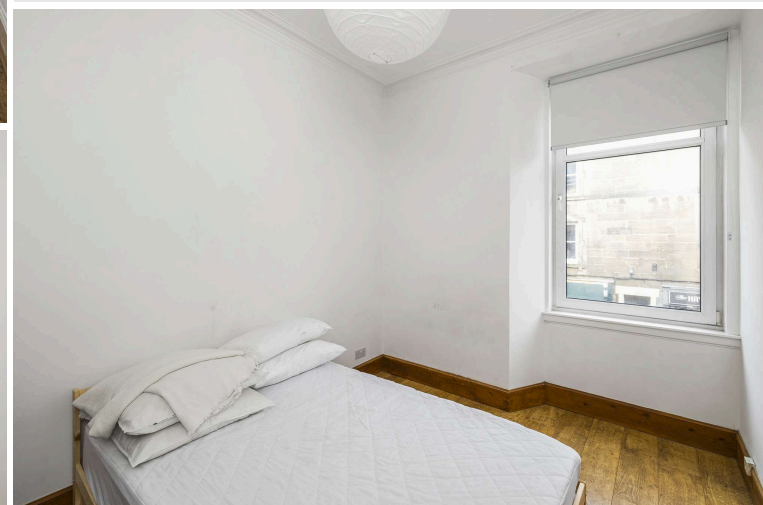
- Bright and beautifully presented first floor flat
- Entrance hallway with secure entry
- Fully fitted Kitchen/living room
- Two well proportioned bedrooms
- Shower room
- Gas central heating and double glazing
- Shared garden

All kitchen appliances will be included in the sale while the curtains, beds, drawers and wardrobes can be included with separate negotiation. EPC Rating C.

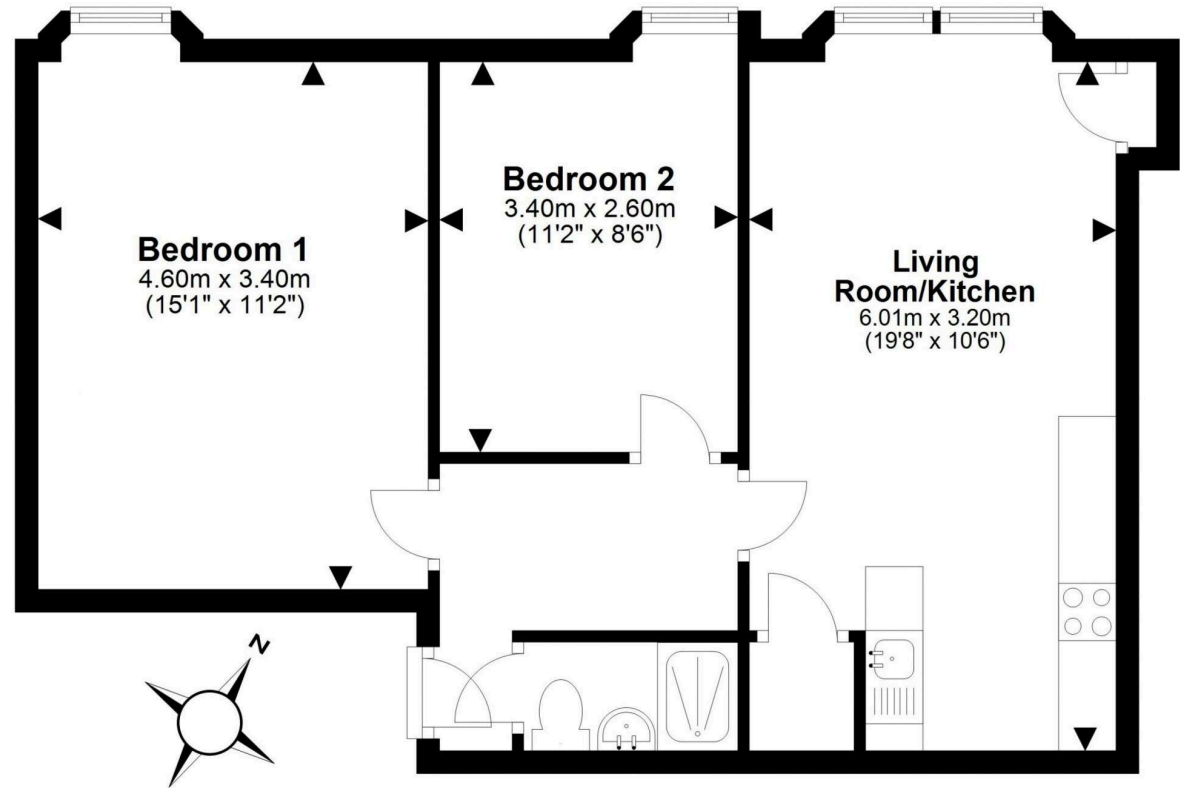
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.