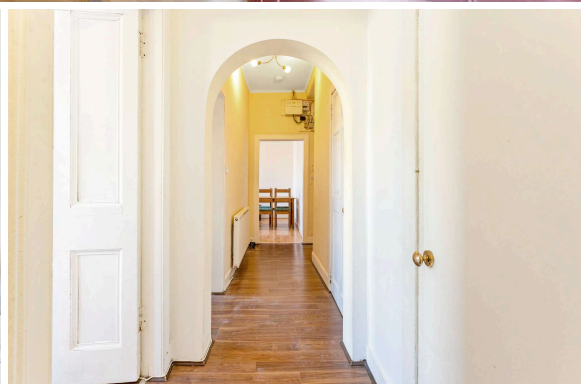




109/14 Gorgie Road
GORGIE | EDINBURGH | EH11 1TE


warners
solicitors & estate agents



109/14 Gorgie Road, Gorgie

GORGIE | EDINBURGH | EH11 1TE

Warners are delighted to present this well-presented third-floor flat, perfectly positioned in the highly sought-after Gorgie area. Enjoy the best of city living with a wealth of local amenities right on your doorstep.

Accessed via a secure communal stairwell, the accommodation comprises a welcoming entrance hallway giving access to all rooms; a bright and generously proportioned sitting room offering ample space for both lounge and dining furniture; and a modern fitted kitchen equipped with a range of wall and base units, integrated and freestanding appliances, tiled splashback and contemporary spotlighting.

There are two well-sized double bedrooms, each benefiting from additional space for free-standing furnishings. A stylish three-piece shower room completes the home, featuring a mains-fed shower cubicle, wash basin, WC, and wall-mounted mirror.

The property further benefits from gas central heating, double glazing throughout and tasteful, neutral decor. Externally, residents have access to a communal drying green to the rear, while permit parking is available on surrounding streets within parking zone S6.

- Sought-after Gorgie location with excellent local amenities
- Bright, spacious sitting room with dining space
- Modern fitted kitchen with integrated and freestanding appliances
- Two double bedrooms
- Stylish, well-maintained shower room
- Gas central heating, double glazing and access to communal drying green
- Built-in storage

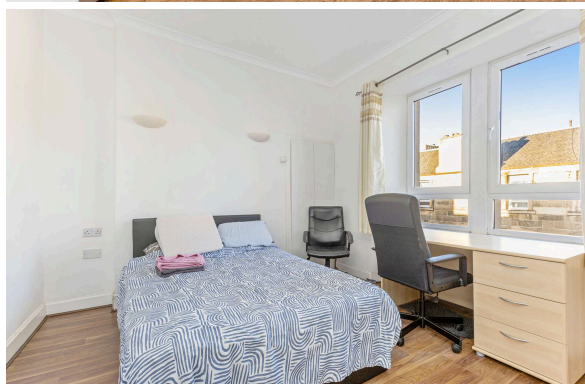
Council Tax B and Energy Rating C

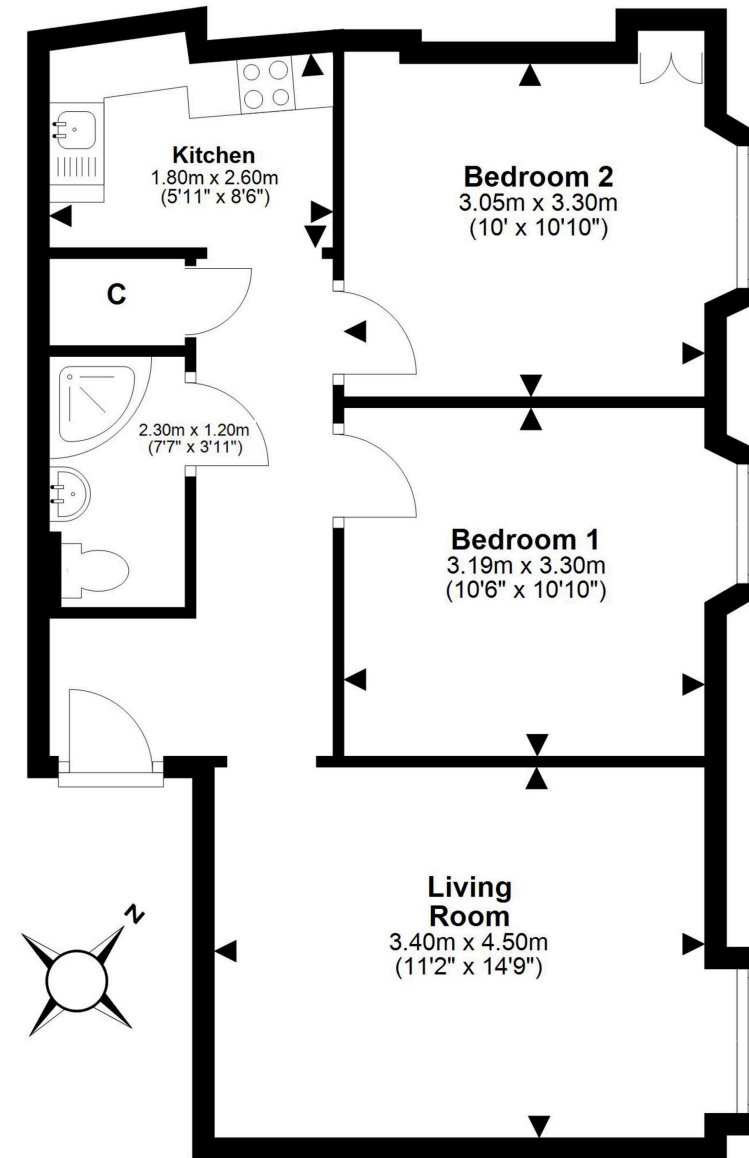
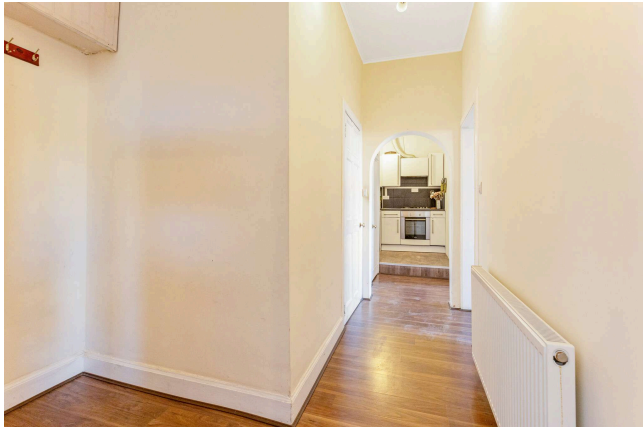
All fittings, fixtures, and furniture will be included in the sale.

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.





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