

COULTERS<sup>©</sup>

# 12/2 GORGIE ROAD

GORGIE, EDINBURGH, EH11 2LZ

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

12/2 Gorgie Road is a beautifully presented, bright and engaging first floor flat, forming part of a traditional tenement building, situated to the West of the city centre in the ever popular area of Gorgie.

Entrance to the building is by way of a well maintained shared entrance with stair to the first floor. The front door opens on to a delightful hall, flooded with natural light and has attractive wood floors. The traditional sitting room/dining room offers views to the front of the property with defined fine cornice work, a press cupboard and further wood floors.

## KEY FEATURES



Extremely bright, engaging and well presented first floor tenement flat.



Spacious double bedroom with built in wardrobes.



Shared drying green, mainly laid to lawn.



Permit holder parking on the surrounding streets.



Situated in the popular area of Gorgie to the West of the city.



Within a short walk of local shops.



The kitchen is fitted with wall and base mounted cabinetry and worktops which incorporate a gas hob, electric oven, extractor hood and washing machine. The light, white bathroom is also filled with light, fitted with a bath (and shower over), WC and wash hand basin. The master bedroom is particularly spacious and again, very bright. Storage is plentiful in the form of a cupboard in the hall, plus deep fitted wardrobe space and another press cupboard in the bedroom. The home benefits from double glazing and gas central heating.

There is a shared drying green to the rear of the property (mainly laid to lawn). Permit holder parking is available on the surrounding streets.



## THE LOCAL AREA

Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighbourhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness. The Union Canal nearby offers scenic routes for walking, cycling, and running. Gorgie is known for its bustling coffee shops, niche retailers, pubs, and takeaways, with acclaimed restaurants a short distance down the road in Dalry. Gorgie has independent convenience stores, a Scotmid, bakeries, pharmacies, and more for daily shopping. Larger shopping needs can be met at Lidl in Dalry, with Aldi and Sainsbury's less than a ten-minute walk away. The property is conveniently located for Heriot-Watt University and Edinburgh Napier University, with regular bus services to the City Centre. The City Bypass, Edinburgh Airport and M8 are all easily accessible.

## EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. The furniture is available by separate negotiation.

## GET IN TOUCH



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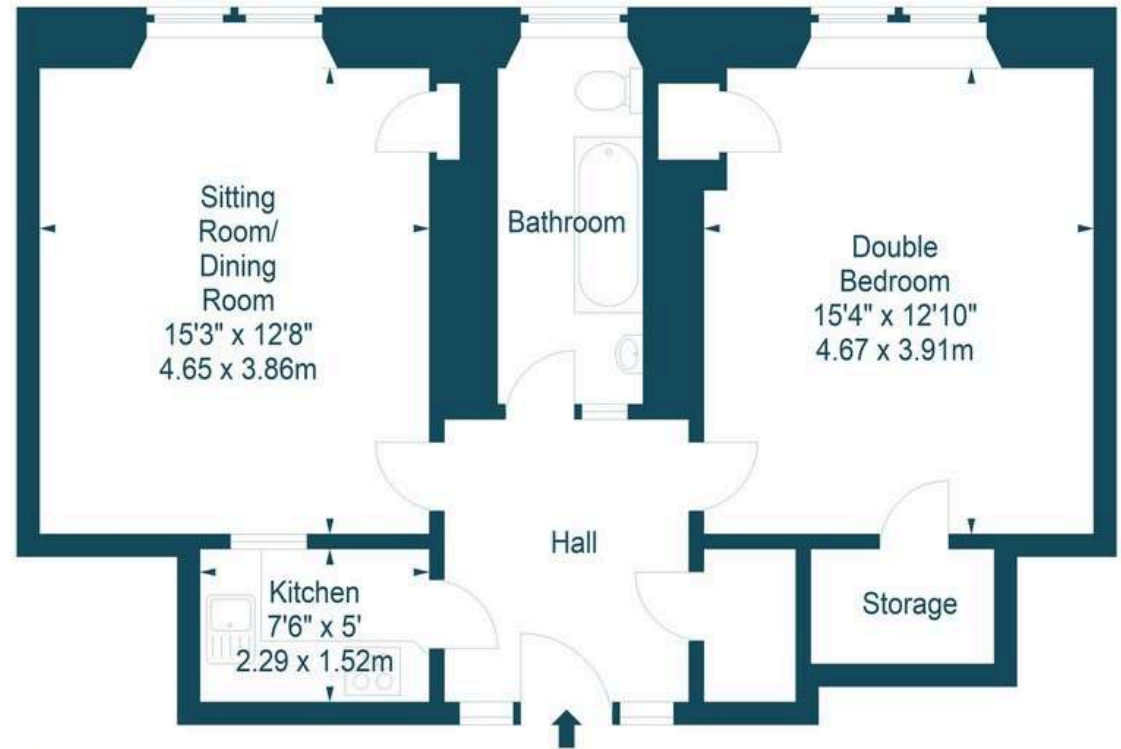


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Gorgie Road,  
Edinburgh,  
Midlothian, EH11 2LZ



Approx. Gross Internal Area  
671 Sq Ft - 62.34 Sq M  
For identification only. Not to scale.  
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First Floor

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.