

COULTERS[©]

225/6 GORGIE ROAD

GORGIE, EDINBURGH, EH11 1TU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

225/6 Gorgie Road is a highly desirable, beautifully presented and bright second floor flat, forming part of a traditional stone built Victorian tenement building, in the ever popular area of Gorgie to the West of the city centre. The home has been reconfigured to elegantly embrace the period features which stylishly combine with modern fixtures and fittings, whilst also enhancing the layout.

The front door opens on to spacious hall which in turn leads to the delightful open plan kitchen / living room. There is a lovely sitting area for which to relax in, whilst the modern fitted kitchen with peninsula and dining area is a wonderful space for cooking & mealtimes.

KEY FEATURES



Beautifully presented second floor flat with stylish fixtures and fittings.



Two delightful bedrooms.



Engaging shared rear garden.



Unrestricted on-street parking.



Situated in the ever popular area of Gorgie to the west of the city centre.



An array of local shops on the street outside.



EPC Rating - C



Council Tax Band - C



The integrated kitchen appliances include an electric induction hob, electric oven, dishwasher and a fridge/freezer. The delightful principle bedroom is spacious and well proportioned with a lovely fireplace forming a focal point in the room. There is also an attractive second bedroom, suitable as a guest room, nursery or study. The contemporary shower room has a large walk in rainfall shower enclosure with wash hand basin. Separate from the shower room is a WC / utility room, fitted with a separate area for the washing machine and tumble dryer, in addition to wall mounted clothes dryers. Heating and hot water is provided by gas central heating and there is double glazing.

Externally, there is a lovely shared garden/drying green to the rear of the property, where the residents have created a seating area to enjoy the outside space. Resident's on street permit holder parking is available on the surrounding streets.





THE LOCAL AREA

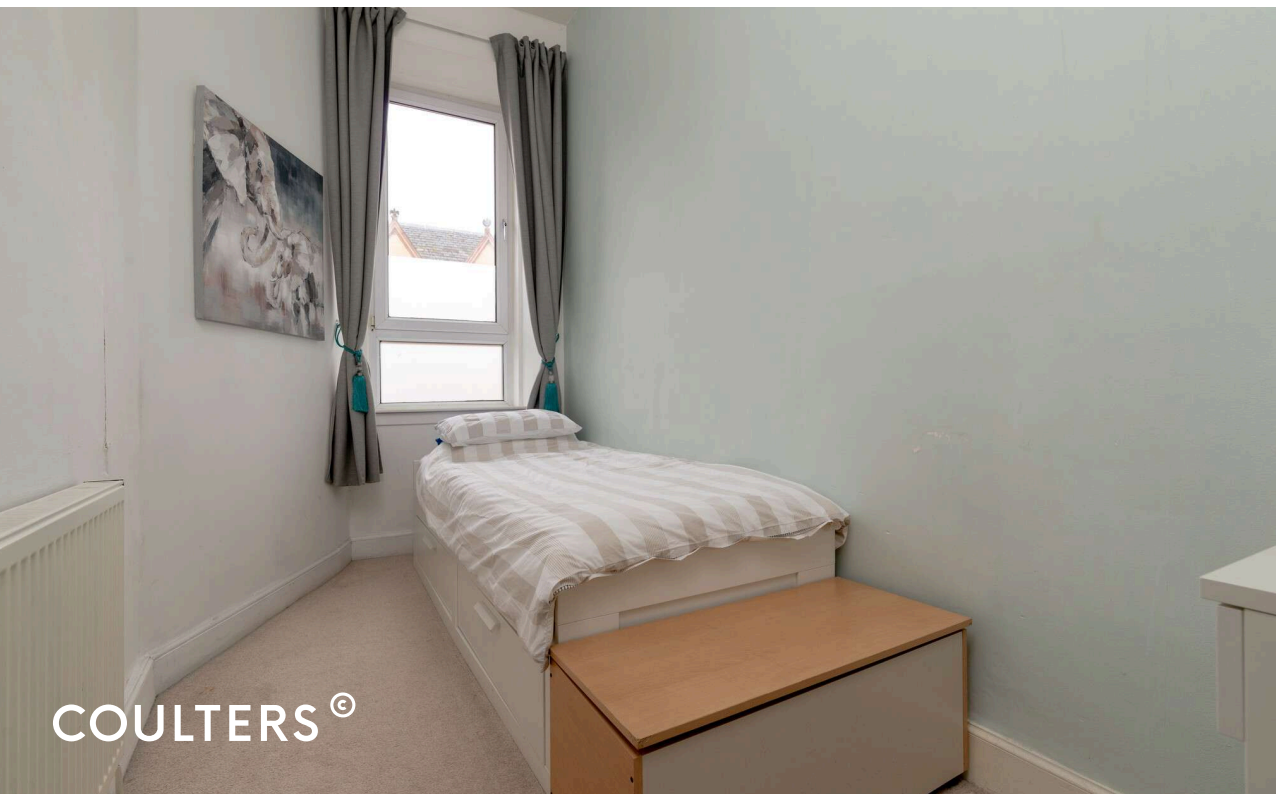
Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighborhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness. The Union 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.

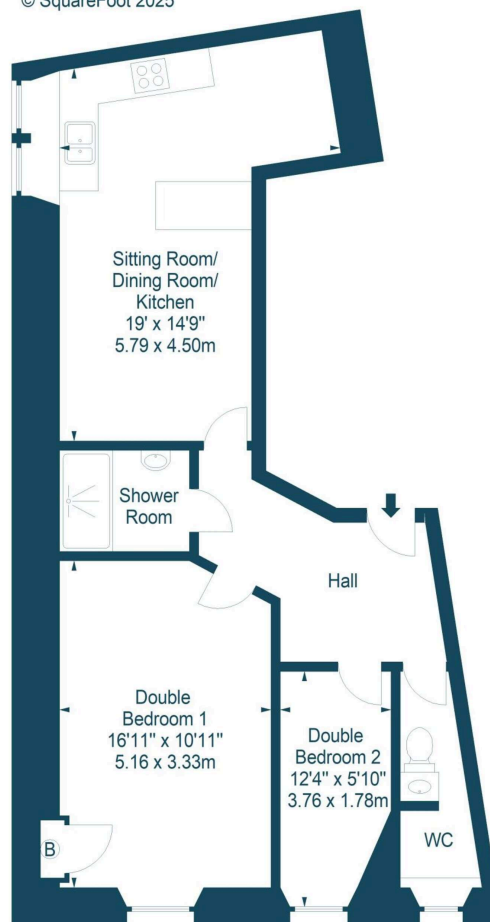




Gorgie Road,
Edinburgh,
Midlothian, EH11 1TU



Approx. Gross Internal Area
678 Sq Ft - 62.99 Sq M
For identification only. Not to scale.
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Second Floor

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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.