



106/9 Gorgie Road

Gorgie, Edinburgh, EH11 2NP



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Bright & well-presented top floor flat on popular Gorgie Road

- Sitting room
- Well-appointed kitchen
- Double bedroom w/ walk-in wardrobe
- Shower room
- Separate WC
- Gas central heating & double glazing
- Shared garden
- Residents' parking
- Close to a variety of local amenities
- Easy access to the city centre



Offers Over:

£150,000



Further information can be found in the home report.

About the Property

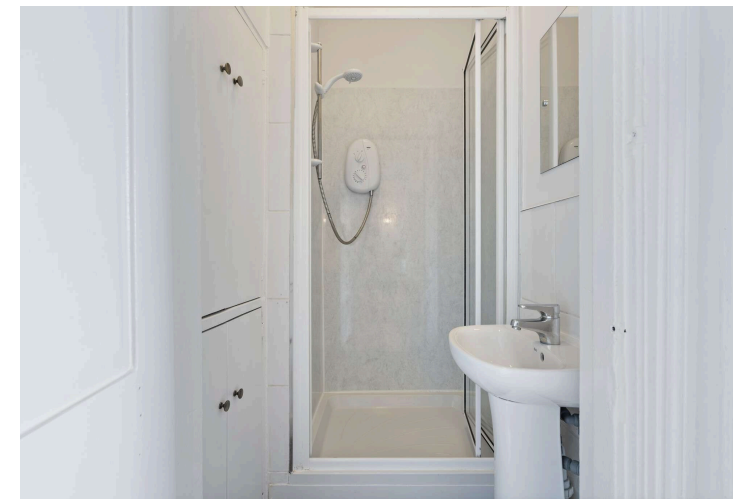
Situated on the third (top) floor of a traditional tenement on popular Gorgie Road, this bright one bedroom flat enjoys a west-facing aspect, providing excellent natural light throughout the day.

An ideal purchase for a first-time buyer or investor, the property benefits from gas central heating, double glazing, and well-proportioned accommodation.

Conveniently located close to local amenities, transport links, and the city centre, this attractive home offers comfortable living in a sought-after Edinburgh location.

Extras

To include curtains & curtain poles, light fittings, oven, hob & extractor hood, fridge/freezer, dishwasher & washing machine.





Floor Plan

106/9 Gorgie Road, Edinburgh, EH11 2NP



Third Floor

Total Area: 40.8 m² ... 440 ft²

All measurements are approximate and for display purposes only.

Location

Gorgie is within easy reach of the city centre, easily accessible by public transport. Haymarket Railway Station is close by & there are excellent bus services to the city centre & Edinburgh Airport. There is quick access to the city bypass & central Scotland motorway network. The area is well served by an excellent selection of local shops as well as Sainsburys & Aldi supermarkets within walking distance. The Union Canal walkway & Harrison Park are within a few minutes walk, while further leisure facilities can be found at Craiglockart Leisure & Tennis Centre, as well as Fountainpark Multicomplex where there is a Nuffield Health Gym.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.