



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**383/5 Gorgie Road**

Gorgie, Edinburgh EH11 2SX

# 383/5 Gorgie Road

Lovely one bedroom, second floor flat in popular Gorgie. The vast open space of Saughton Park is a short stroll away, as are the wide choice of amenities all along Gorgie Road. It is an ideal location for easy access into the city or west to Heriot Watt University, the Gyle and Edinburgh Airport, a perfect prospect for first-time buyers or the investor market.

On entering there is a welcoming hallway, which leads into a spacious living room, with freshly painted walls, a versatile space for relaxing or dining. To the rear is the kitchen, perfectly designed to make the most of the space and hosts a range of appliances. A calm and relaxing double bedroom, enjoys a south-facing aspect to the rear with built-in mirrored wardrobes and a pristine three piece bathroom with shower fitted over-bath.



## Property Summary

- Second floor flat
- Spacious living/dining room
- Fitted kitchen
- Double bedroom with built-in mirrored wardrobes
- Pristine three-piece bathroom
- Electric heating & double glazing
- Private resident parking is found to the rear
- EPC Rating - D | Council Tax Band - E

The development is maintained by James Gibb; a quarterly fee of approximately £70 covers the costs involve in maintaining and cleaning the communal internal and external areas.

Extras: all fitted floor coverings, curtains, and all kitchen appliances, will be included in the sale. All other items can remain if desired.

Home Report Value - £155,000



Beautifully presented one bedroom flat



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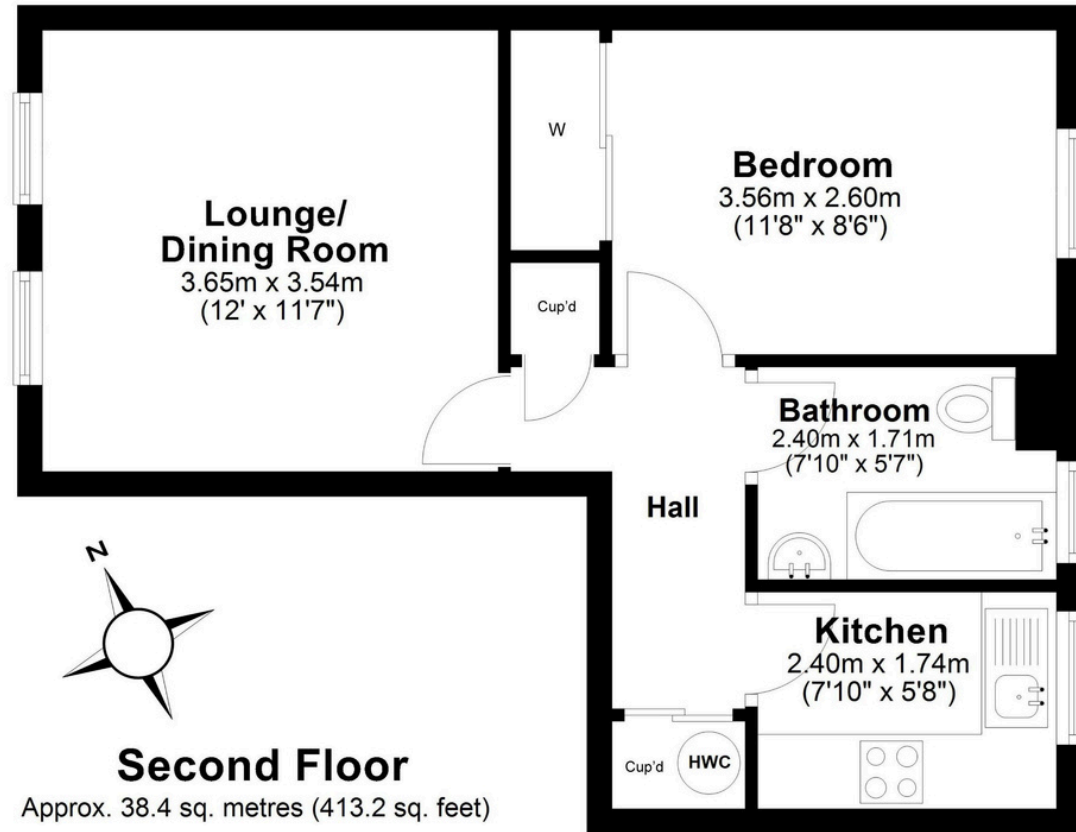
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location



SAUGHTON PARK

Gorgie is a vibrant and popular location, with its close proximity west of the city centre (approx: 3 miles), and Edinburgh's financial district in the west end. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants.

There are excellent local amenities, on Gorgie Road itself, including cafes, bars and an array of independent retailers. Fountainpark Entertainment Centre is within easy reach, offering a Cineworld, Virgin Active gym and Tenpin Bowling. Also, the Edinburgh Corner Exchange, is a popular exhibition and venue centre. Nearby Saughton Park, offers a variety of activities and you can access the Water of Leith path network from here.

It is a popular with the student market due good bus services, linking to the main University Campuses. Haymarket Railway Station and the tram network, are a 10 minute journey, offering easy commuting and access to Edinburgh International Airport.