



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**458 Gorgie Road, Edinburgh, EH11 2RN**

**Fixed price £370,000**

A very well-proportioned ground floor, main door four-bedroom flat offering versatile period accommodation close to an excellent range of local amenities.

Generously Proportioned Maindoor Ground Floor Flat, Attractive Period Building, Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Four Large Double Bedrooms (Three of which have wash basins with hot and cold taps), Fourth bedroom has a good sized study, Bathroom, Walk-In Storage Cupboard, Yard to Rear, Private Front Garden, Double/Secondary Glazing Throughout, Gas Central Heating.

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**Living Room**

13'5" x 11'3" (4.09 x 3.45)

**Kitchen**

10'2" x 6'0" (3.12 x 1.85)

**Dining Room**

9'3" x 8'3" (2.84 x 2.54)

**Bedroom 1**

16'7" x 14'9" (5.08 x 4.52)

**Bedroom 2**

14'2" x 12'7" (4.34 x 3.86)

**Bedroom 3**

14'0" x 10'7" (4.29 x 3.25)

**Bedroom 4**

14'2" x 12'7" (4.34 x 3.86)

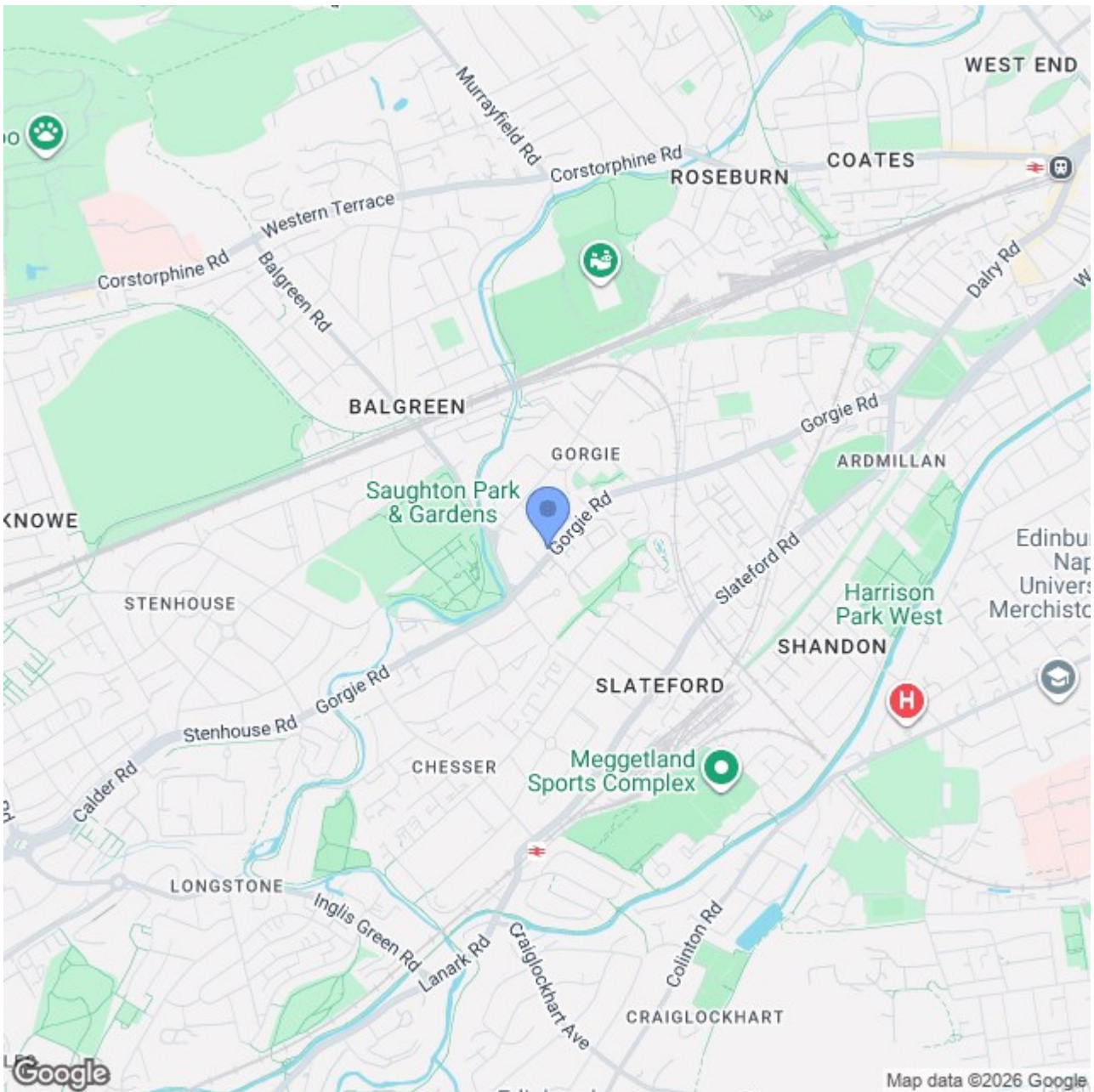
**Study**

6'9" x 6'9" (2.08 x 2.06)

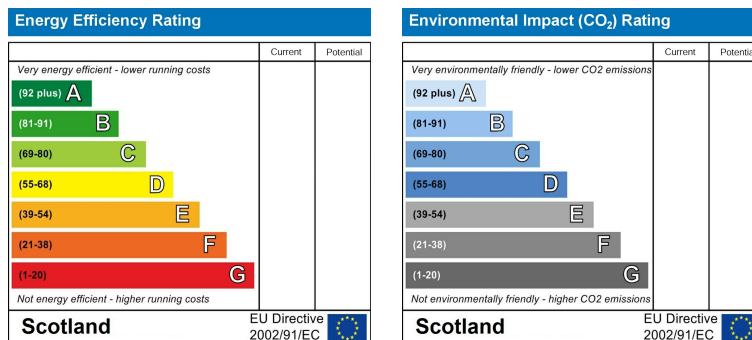
**Store**

6'9" x 6'7" (2.06 x 2.03)

## Area Map



## Energy Efficiency Graph



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