

campbell
smith

354/1 Gorgie Road,
Edinburgh,
EH11 2RQ



- Ideal investment opportunity
- Current HMO licence for 4 occupants
- Centrally located high amenity area
- Furniture included
- First floor flat
- Entry phone
- Hall
- Sitting/dining room
- Kitchen
- 4 double bedrooms
- Bathroom with shower over bath
- Separate wc
- Balcony
- Gas central heating
- Double glazing
- Shared rear garden

Offers Over : £220,000



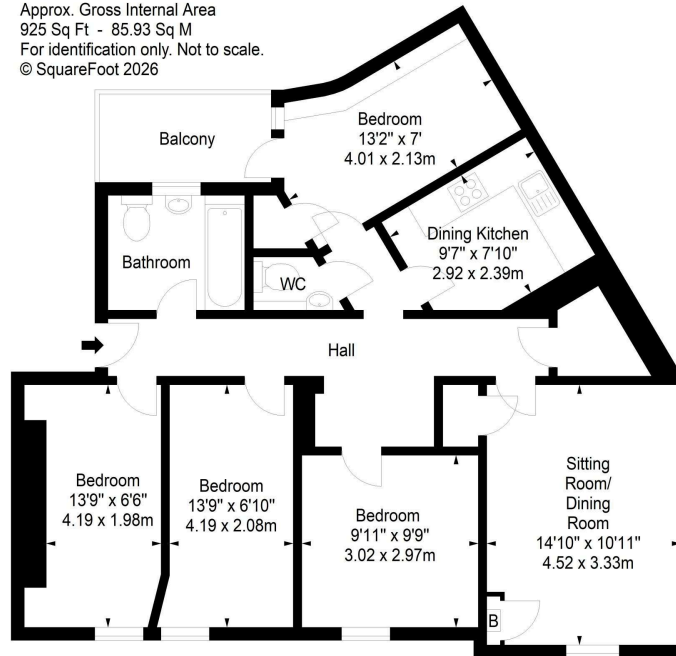




Gorgie Road,
Edinburgh,
Midlothian, EH11 2RQ



Approx. Gross Internal Area
925 Sq Ft - 85.93 Sq M
For identification only. Not to scale.
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First Floor

+ Extras
The property is sold as seen including all furniture. No warranty is given regarding the services, systems or any appliances

Buses
Gorgie Road - 38. Westfield Road - 1, 2, 11

Shops
Gorgie Road, Aldi, Sainsburys on Westfield Road

Schools
Gorgie Road, Aldi, Sainsburys on Westfield Road

Parking
Council Resident's Permit parking in adjacent Westfield Road

Council Tax Band - C

EPC - C

Factor
None

Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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