



Solicitors & Estate Agents



Offers Over

£195,000

7/6 Alexander Drive

Gorgie | Edinburgh | EH11 2RH

This generously proportioned and bright top floor flat, pleasantly situated within the popular area of Gorgie, close to exceptional day to day amenities and easy reach of the West End and Haymarket Railway Station by way of good public transport. This property will undoubtedly appeal to first-time buyers, young professionals and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Residents parking
-  Communal grounds
-  EPC rating - C
-  Council tax band - D



Description

The property in brief comprises; secure entry system, welcoming entrance hallway with good built-in storage cupboards, spacious twin-windowed reception/dining room, stylish fitted kitchen with appliances, light and airy principal bedroom with fitted mirrored wardrobes, second well proportioned double bedroom with fitted mirrored wardrobes and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the oven, hob, fridge/freezer and washing machine. Other items of furniture can be made available by separate negotiation.

Gardens & Parking

There is residents and visitors parking available together with well maintained communal grounds.

Factors

There is a factoring fee made payable to Charles White of approximately £100 per month which includes the upkeep of the communal areas.

Viewing

By appointment through Neilsons (0131 625 2222).





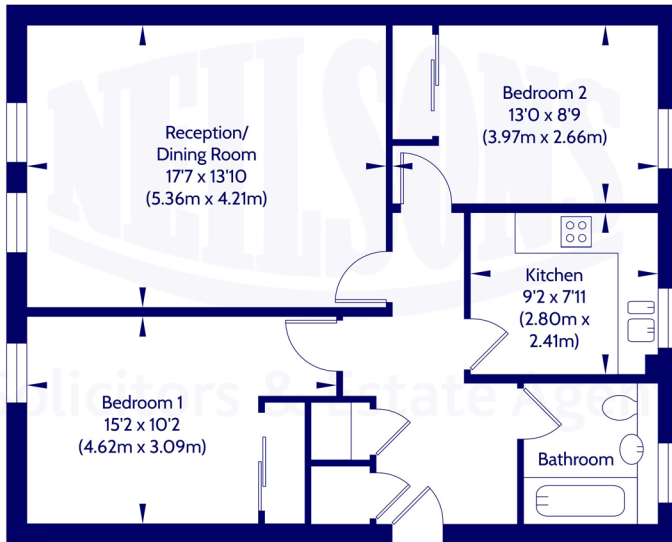
Location

The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh city Centre. There is a regular bus service to the city centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network. Haymarket train station is within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Lidl and a large Sainsbury's, as well as specialist shops, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.



Approx. Gross Internal Floor Area 70 Sq M / 754 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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