

COULTERS[©]

8/11 SMITHFIELD STREET

GORGIE, EDINBURGH, EH11 2PJ



1 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Situated in the vibrant Gorgie district of Edinburgh, within easy reach of the city centre and an excellent range of local amenities, this well-presented second floor flat forms part of a traditional tenement building and offers bright, well-proportioned interiors, making it an ideal purchase for first-time buyers, professionals or investors.

KEY FEATURES



One bedroom second floor flat.



Spacious double bedroom with large built-in wardrobes.



Communal garden to the rear.



Permit parking available.



Excellent bus links into the city centre and beyond.



An array of local shops on Gorgie Road.



EPC Rating - E



Council Tax Band - B





The accommodation comprises of: welcoming entrance hall with useful storage cupboard; bright sitting room with attractive fireplace with working gas fire and ample space for both relaxing and dining; galley-style kitchen fitted with a good range of wall and base units; generous double bedroom with built-in wardrobes; and a contemporary shower room with a large shower enclosure.

The property further benefits from double glazing, access to a communal rear garden and permit parking.



THE LOCAL AREA

Situated to the west of Edinburgh's city centre, Gorgie is a vibrant and cosmopolitan neighbourhood popular with first time buyers and professionals alike. The area offers an excellent range of local amenities including Fountain Park with its Cineworld Cinema, Genting Casino, Tenpin Bowling and Nuffield Health Fitness Club. Nearby Saughton Park with its renowned Rose Garden provides access to The Water of Leith walkway. The Union Canal is also within easy reach, providing scenic walking, running and cycling routes.

Gorgie is well-served by a wide selection of cafes, pubs and independent shops. The property has a Scotmid store around the corner for everyday essentials. For more extensive grocery needs Aldi and Sainsburys supermarkets are a few minutes walk away. Lidl supermarkets are close by in both Slateford and Dalry, and nearby Chesser has an M&S Food store and a 24 hour Asda.

There are a wide variety of excellent restaurants in the local vicinity further enhancing the area's appeal. The property is ideally placed for students and professionals, with Heriot-Watt and Edinburgh Napier Universities easily accessible via frequent Lothian Bus services from stops at the top of and opposite Smithfield Street. These also provide direct routes to the city centre, Haymarket and Waverley stations. Tram services from Murrayfield and Haymarket offer an additional public transport option to Edinburgh Airport and other destinations. Drivers benefit from straightforward access to the City Bypass and M8.

EXTRAS

All curtains, light fittings and white goods are included in the sale price.

HOME REPORT VALUATION: £155,000



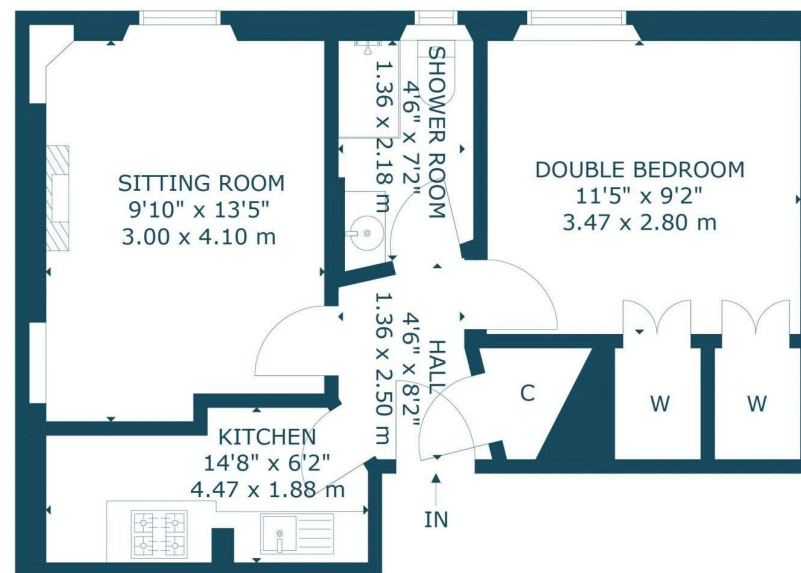
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SECOND FLOOR

8/11 SMITHFIELD STREET, GORGIE, EDINBURGH, EH11 2PJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 446 SQ FT / 41 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.