



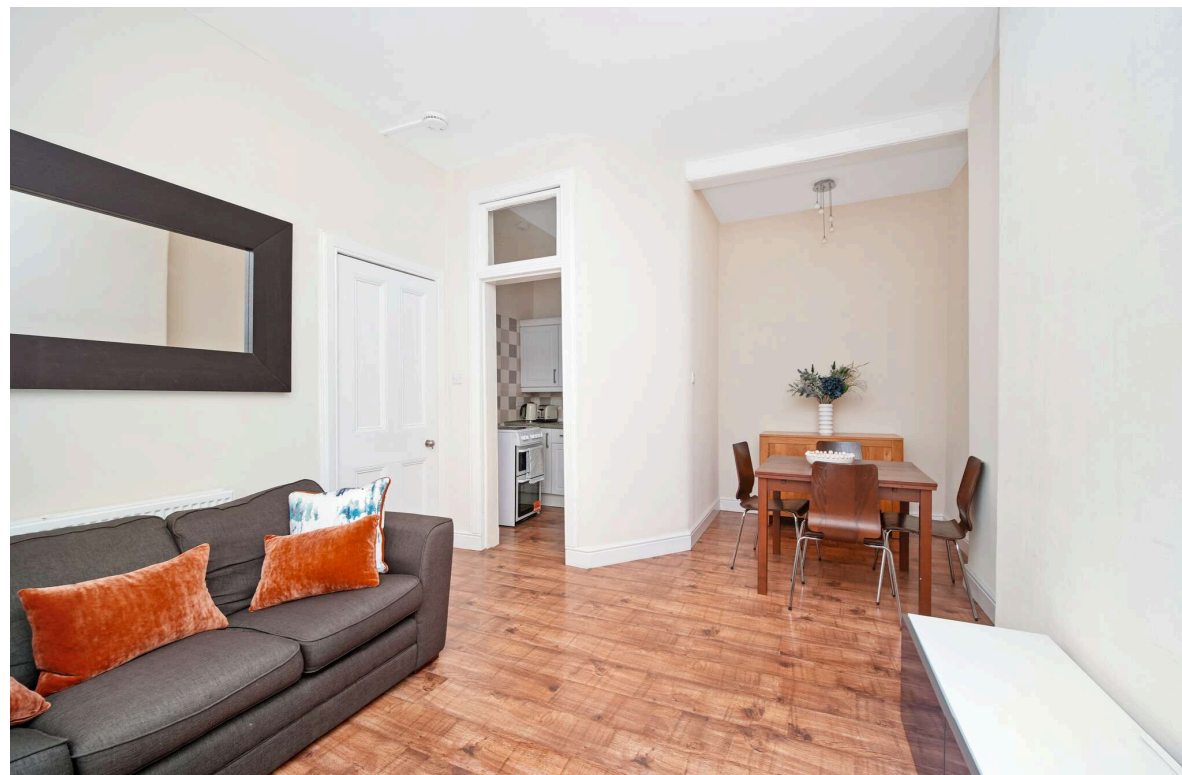
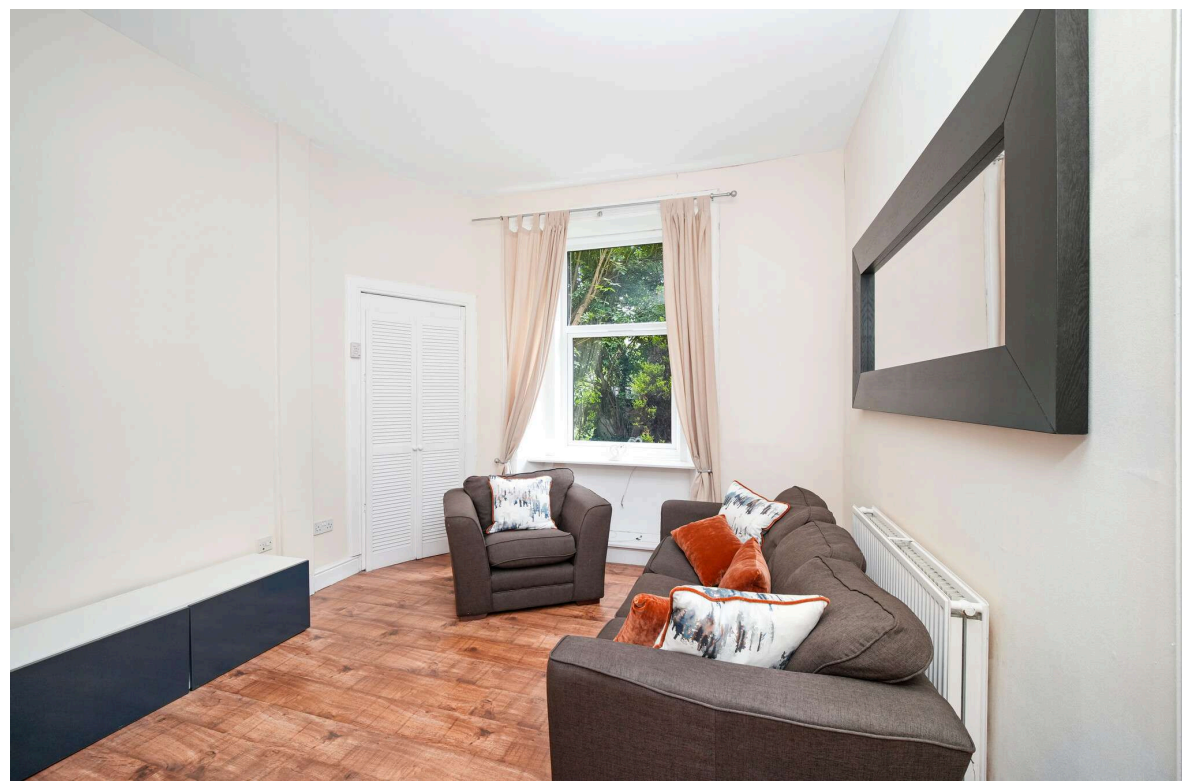
Attractive One-bedroom, ground floor flat



Situated in the ever-popular Gorgie area, this attractive one-bedroom ground floor flat offers an excellent opportunity for first-time buyers, investors or those seeking a well-connected city home. Conveniently located close to a wide range of local amenities and excellent public transport links, the property combines comfortable living with everyday convenience. While the property would benefit from some modernisation, it presents an excellent opportunity for purchasers to update and personalise the accommodation to their own taste. Accessed via a communal entrance, the accommodation begins with a hallway featuring a useful storage cupboard housing the washing machine and freezer, along with a Press providing additional storage. The bright and spacious dining lounge offers ample room for both comfortable seating and a dining area, making it an ideal space for relaxing and entertaining. A further cupboard discreetly houses the boiler. The adjoining kitchen is fitted with a range of units and includes appliances, providing a practical workspace with scope for enhancement. The generous double bedroom offers excellent proportions and plenty of space for freestanding furniture. Completing the accommodation is the family bathroom, fitted with a bath and overhead shower, tiled flooring, a ladder-style heated towel rail and a window providing natural light and ventilation. Externally, residents benefit from a shared communal garden and permit parking. The property is offered with the option of including the existing furniture, making it an ideal turnkey purchase for owner-occupiers or landlords alike.

Key Features

- Communal entrance
- Hallway
- Dining lounge
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Permit parking



Gorgie

The property is located in the popular area of Gorgie to the south west of the city centre which offers a good range of local shops and other amenities within walking distance, including Sainsbury's and Aldi. The property lies within easy reach of Napier University, Murrayfield Stadium, and the Fountain Park leisure complex with multi-screen cinema, gym and a variety of restaurants, cafes and bars. Outdoor activities can be found in nearby Harrison Park, Saughton Park, and the Union Canal with its walkways and cycle routes connecting to other parts of the city. A frequent bus service operates to the city centre and surrounding areas, as well as a direct route to Heriot Watt University, and Haymarket Train Station is within easy reach. The main motorway networks are easily accessible by car, as well as the City Bypass, the Forth Road Bridge and Edinburgh International Airport.



Extras

All fitted floor coverings, curtains, light fittings, cooker, fridge, freezer and washing machine are included in the sale (no warranties given). Furniture can be included if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

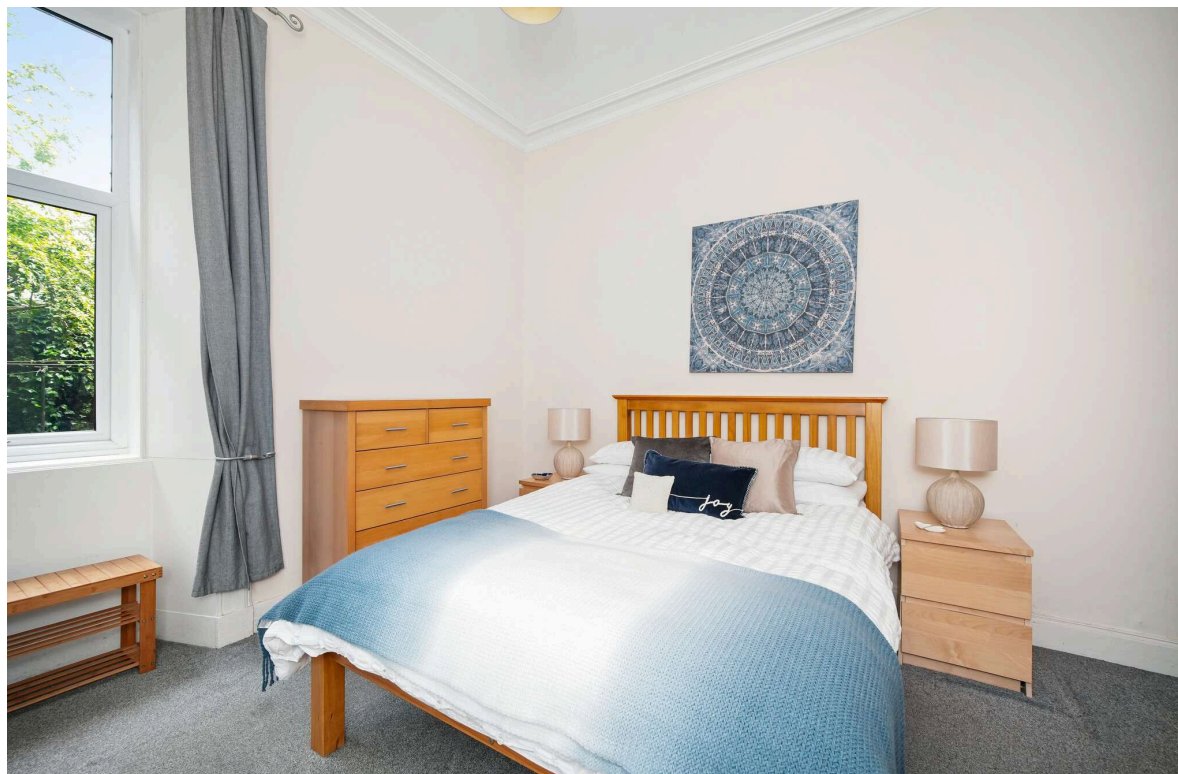
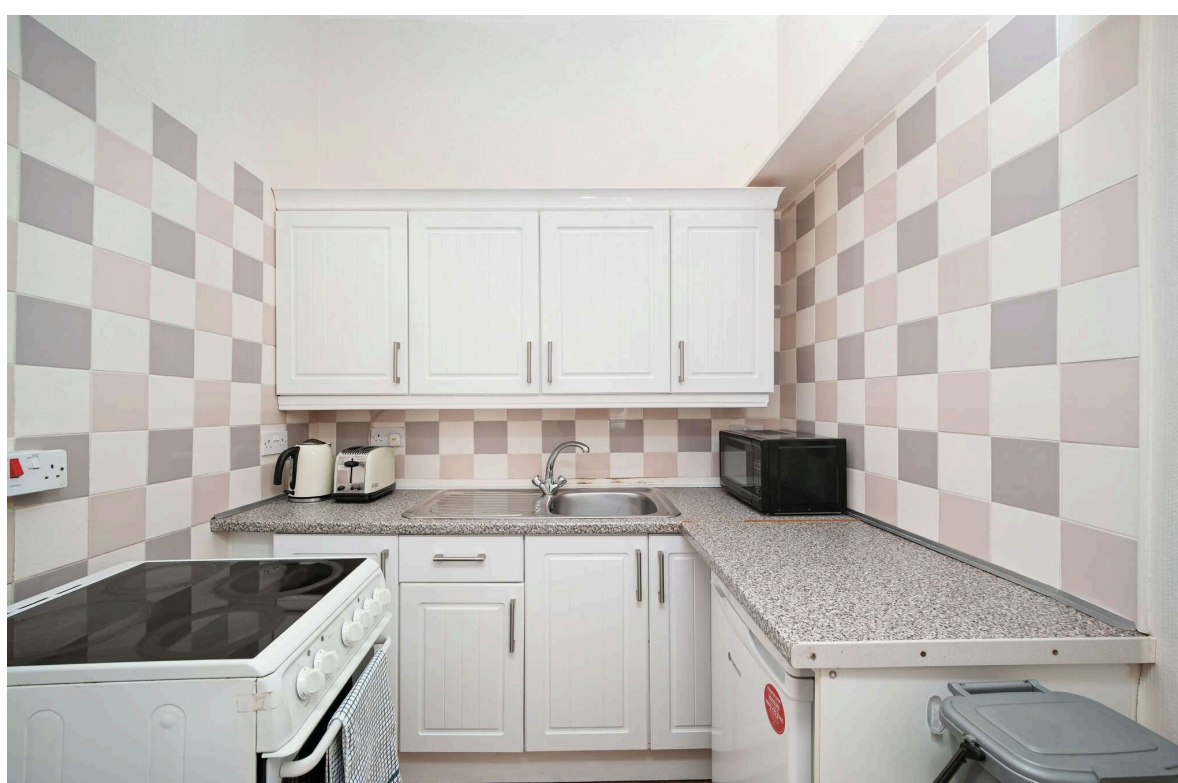
£155,000

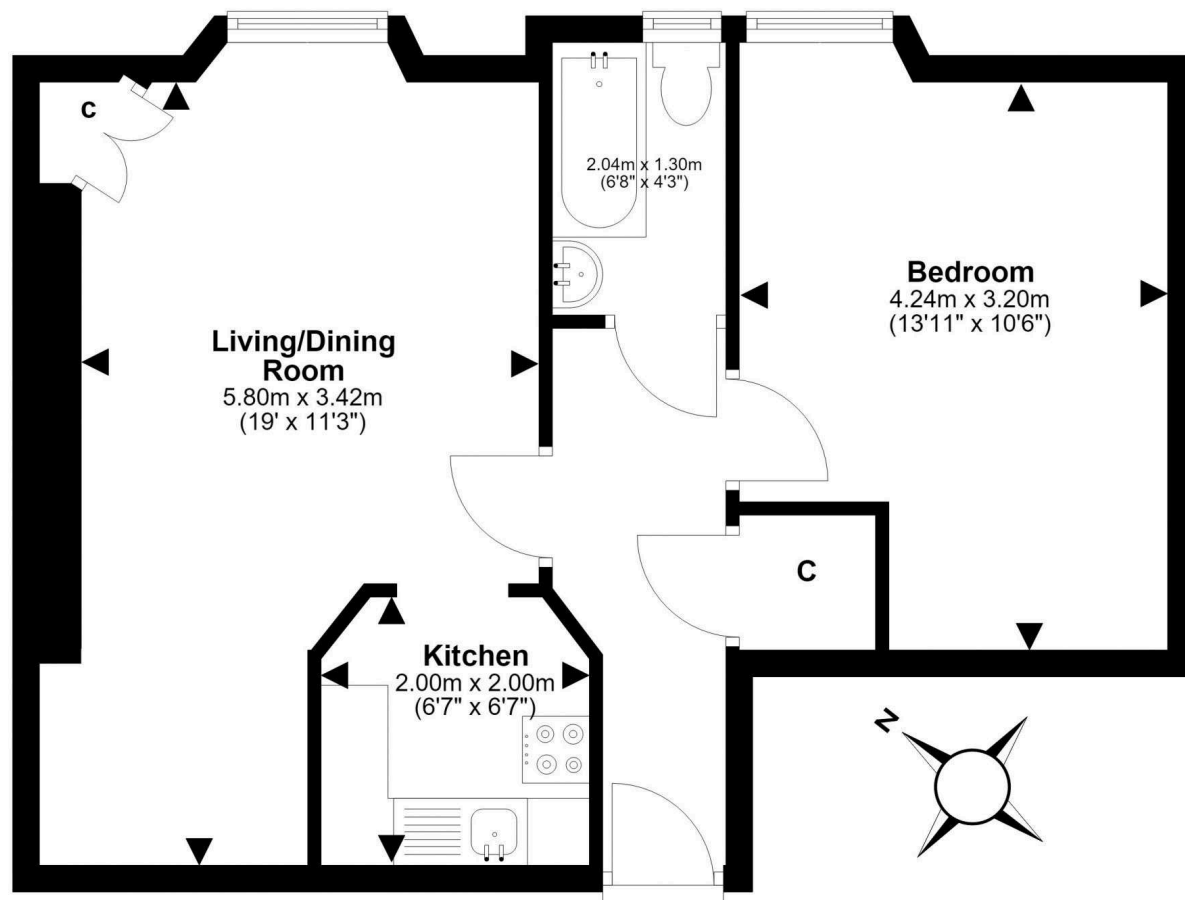
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbutnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.