

# 7/7 GORGIE ROAD

Ardmillan, Edinburgh, EH11 2FA



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**PROPERTY NAME**

7/7 Gorgie Road

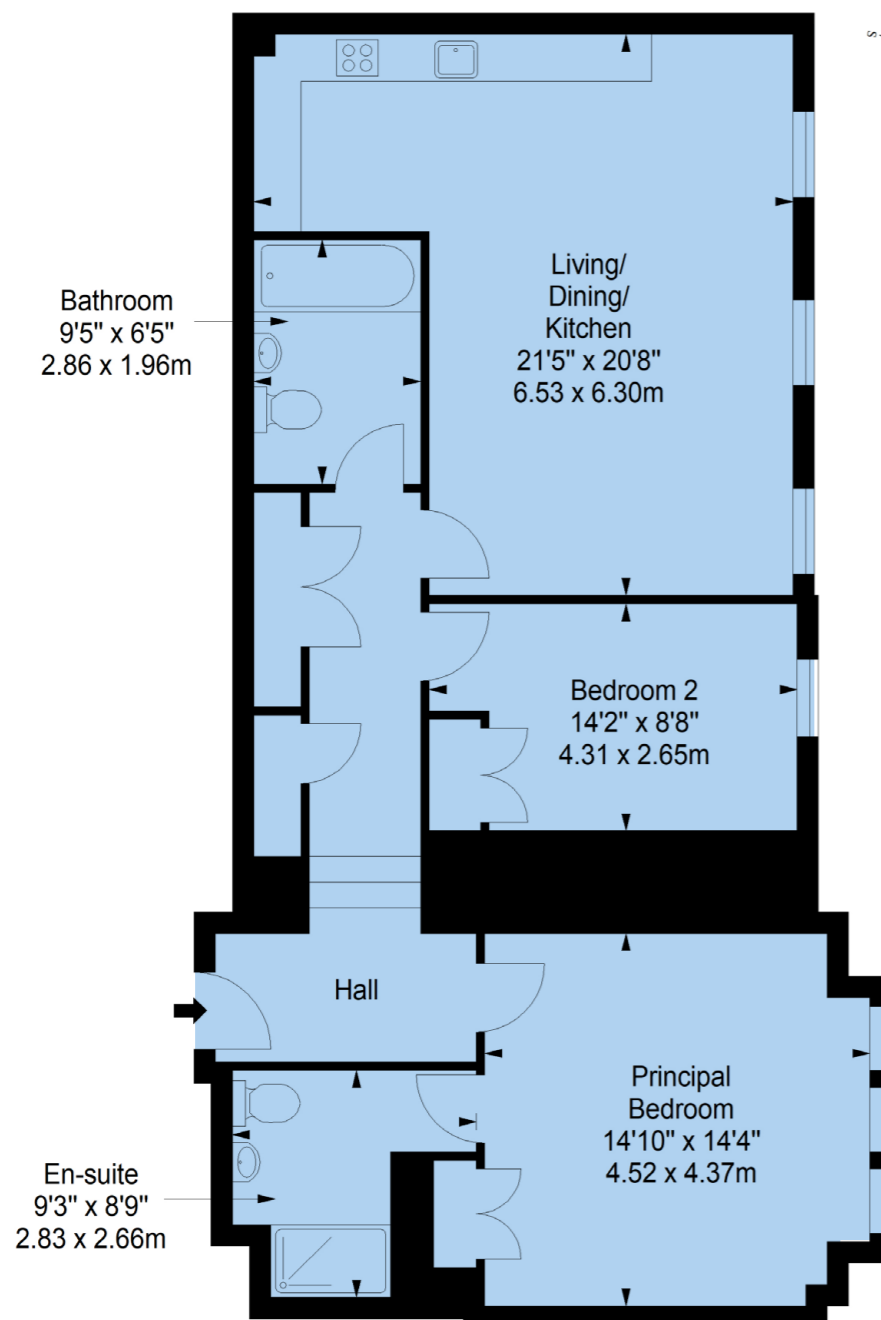
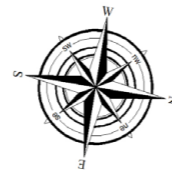
**LOCATION**

Edinburgh, EH11 2FA

**APPROXIMATE TOTAL AREA:**

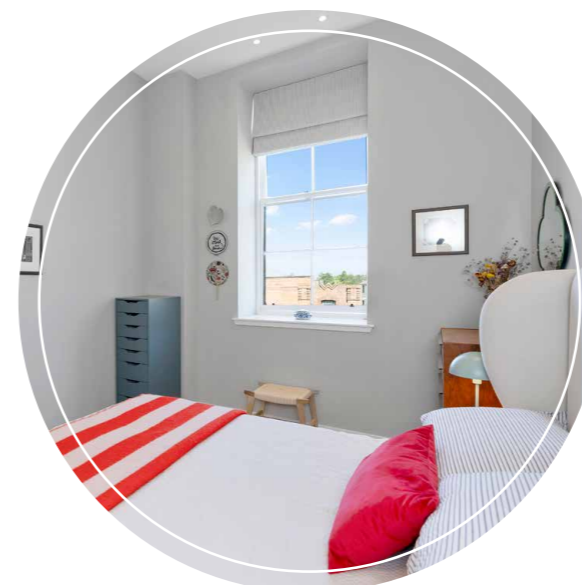
91.3 sq. metres (982.8 sq. feet)

● FIRST-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.

# CONTENTS

- 04 The property**  
The C-Listed Springwell House, a landmark Victorian building nestled between the vibrant city districts of Gorgie and Dalry
- 06 The entrance**  
A generous hardwood-floored entrance hall creates a fantastic first impression
- 08 Open-plan living**  
The perfect setting for both relaxed everyday living and impressive entertaining
- 12 Sleek integrated kitchen**  
Tying in seamlessly with the home's decorative palette, the kitchen features soft stone cabinets, a quartz worktop, and floating shelving
- 17 The principal suite**  
The principal bedroom enjoys exceptionally generous proportions and excellent natural light from triple windows
- 18 The second bedroom**  
Another bright, softly carpeted sleeping area equipped with a fitted wardrobe
- 23 The bathroom**  
A spacious, stylishly tiled bathroom featuring a concealed-cistern WC, floating vanity basin, a towel radiator
- 25 Gardens & parking**  
The development is enhanced by well-kept greenery and lawns, whilst a generous parking area provides plentiful space for residents
- 26 Ardmillan**  
A vibrant and historic residential area set approximately two miles southwest of the city centre





# STUNNING City home

Set within a historic, award-winning development, just minutes from Edinburgh's West End and Haymarket transport hub, this two-bedroom first-floor apartment is a home of impressive quality, enjoying sleek high-end design, modern open-plan living, and a bathroom and en-suite shower room for everyday convenience. The exclusive gated community benefits from private parking and landscaped garden grounds for all residents to enjoy.

## GENERAL FEATURES

Award-winning development close to Edinburgh's West End  
 Beautifully converted C-listed Victorian building  
 First-floor apartment enjoying sleek contemporary styling  
 Wonderfully bright and elegant city home  
 Conveniently positioned for outstanding local amenities  
 EPC Rating - C | Council Tax band - E

## ACCOMMODATION FEATURES

Shared stairwell and secure entry  
 Generous entrance hall with excellent storage  
 Stunning open-plan living/dining room and integrated kitchen  
 Principal bedroom with fitted wardrobe and luxury en-suite shower room with rainfall shower  
 Comfortable second double bedroom with fitted wardrobe  
 Stylish bathroom with shower-over-bath

## EXTERIOR FEATURES

Secure entry via coded gates  
 Allocated residents' parking  
 Attractively landscaped garden grounds

# A WARM WELCOME

to a home in an  
award-winning development



The C-Listed Springwell House, a landmark Victorian building nestled between the vibrant city districts of Gorgie and Dalry, has been sensitively converted and is exceptionally well maintained. The apartment's high ceilings and tall windows are elegant reminders of the building's heritage, whilst muted décor and thoughtful lighting enhance its wonderfully airy ambience. Soft neutral finishes and quality contemporary fittings create a cohesive sense of style and an immediately move-in-ready living environment.

A generous hardwood-floored entrance hall creates a fantastic first impression, complete with a secure entry system, excellent built-in storage, and an inviting split-level design.



# THE HEART OF THIS HOME

The perfect setting for both relaxed everyday living and impressive entertaining, the generously proportioned living and dining room is fully open to the kitchen and filled with natural light from three tall windows. This hardwood-floored space offers exceptional

flexibility for a variety of furniture configurations to suit individual requirements. The impressive proportions and abundance of natural light create an inviting atmosphere equally suited to quiet evenings and sociable gatherings.

# Open-plan living



# A SLEEK INTEGRATED KITCHEN



## Fully integrated for a flawless finish

Tying in seamlessly with the home's decorative palette, the kitchen features soft stone-coloured cabinets, a light quartz worktop, and floating shelving. The space is fully integrated for a flawless finish, including a wall oven and microwave, dishwasher, washer/dryer, fridge freezer, and hob with a gloss-black splashback and contemporary extractor hood.





THIS KITCHEN IS FOR  
**DANCING**

PASTRY BOARD  
FLOUR

ICE

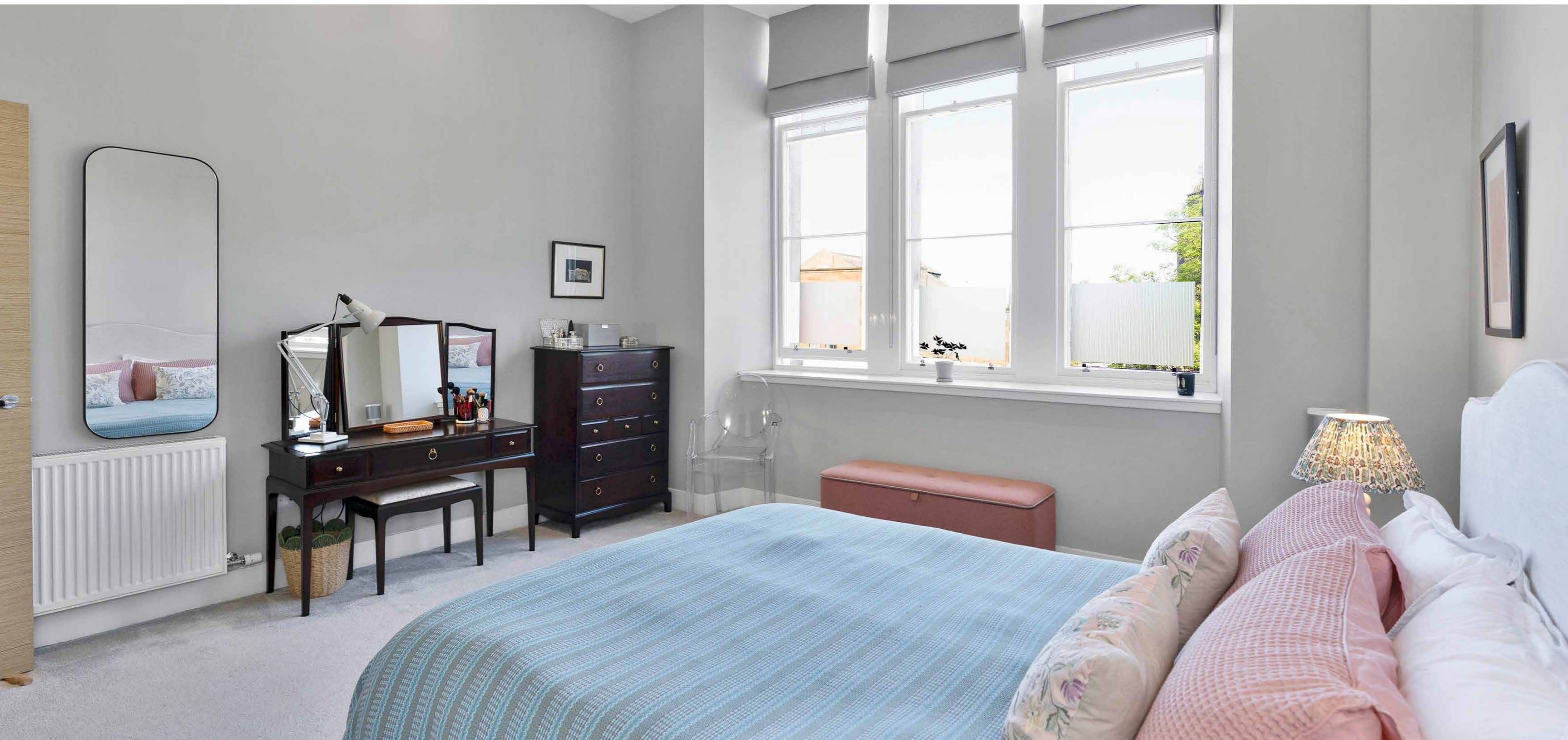


## The principal bedroom

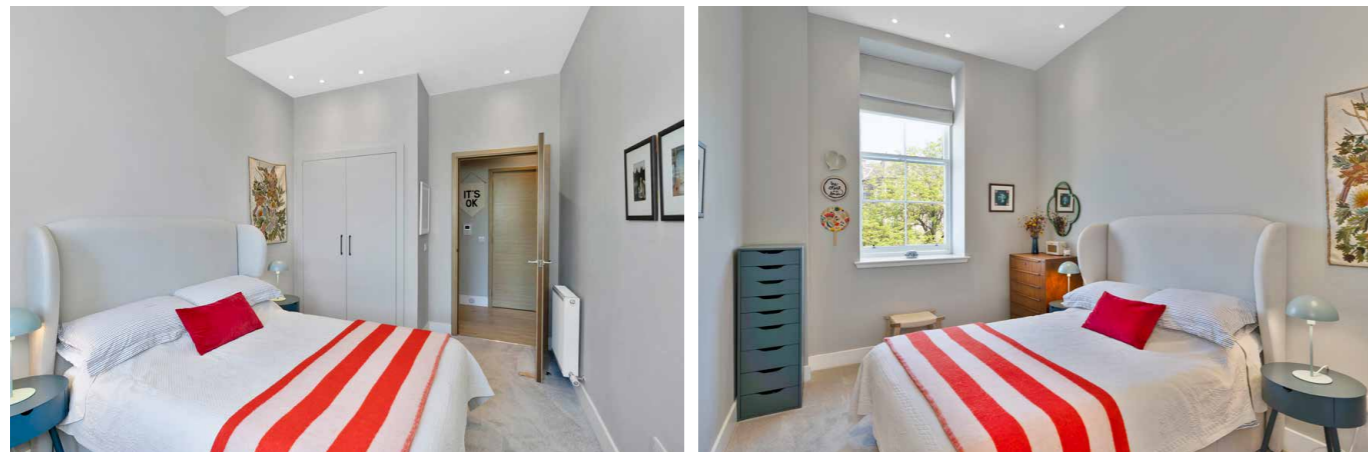
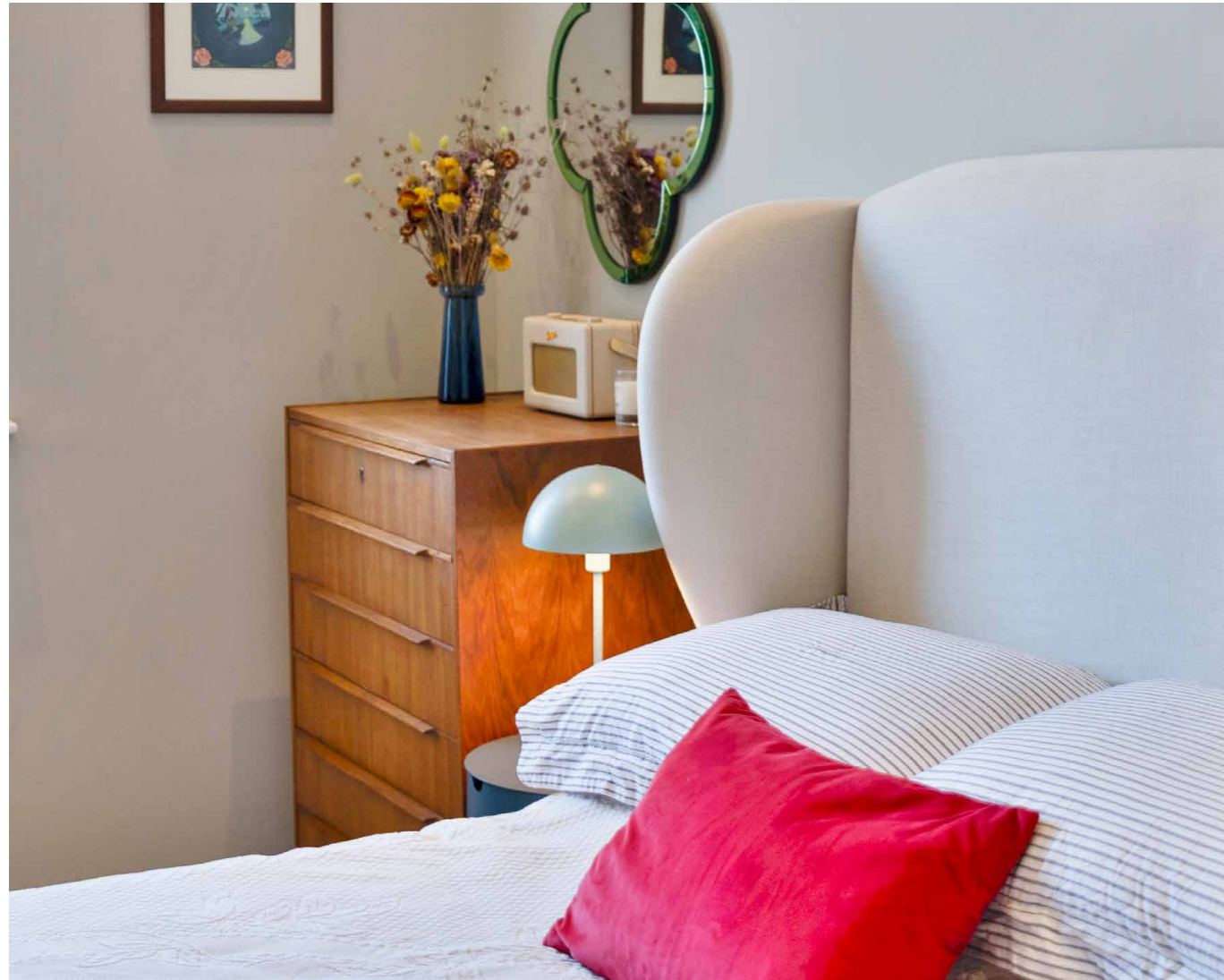
# A LUXURY RETREAT

The principal bedroom enjoys exceptionally generous proportions and excellent natural light from triple windows. Finished with luxurious carpeting, it further benefits from a fitted wardrobe and a stylish en-suite

shower room featuring a concealed-cistern WC, floating vanity basin, towel radiator, and a walk-in rainfall shower framed by chic marble-effect tiles.



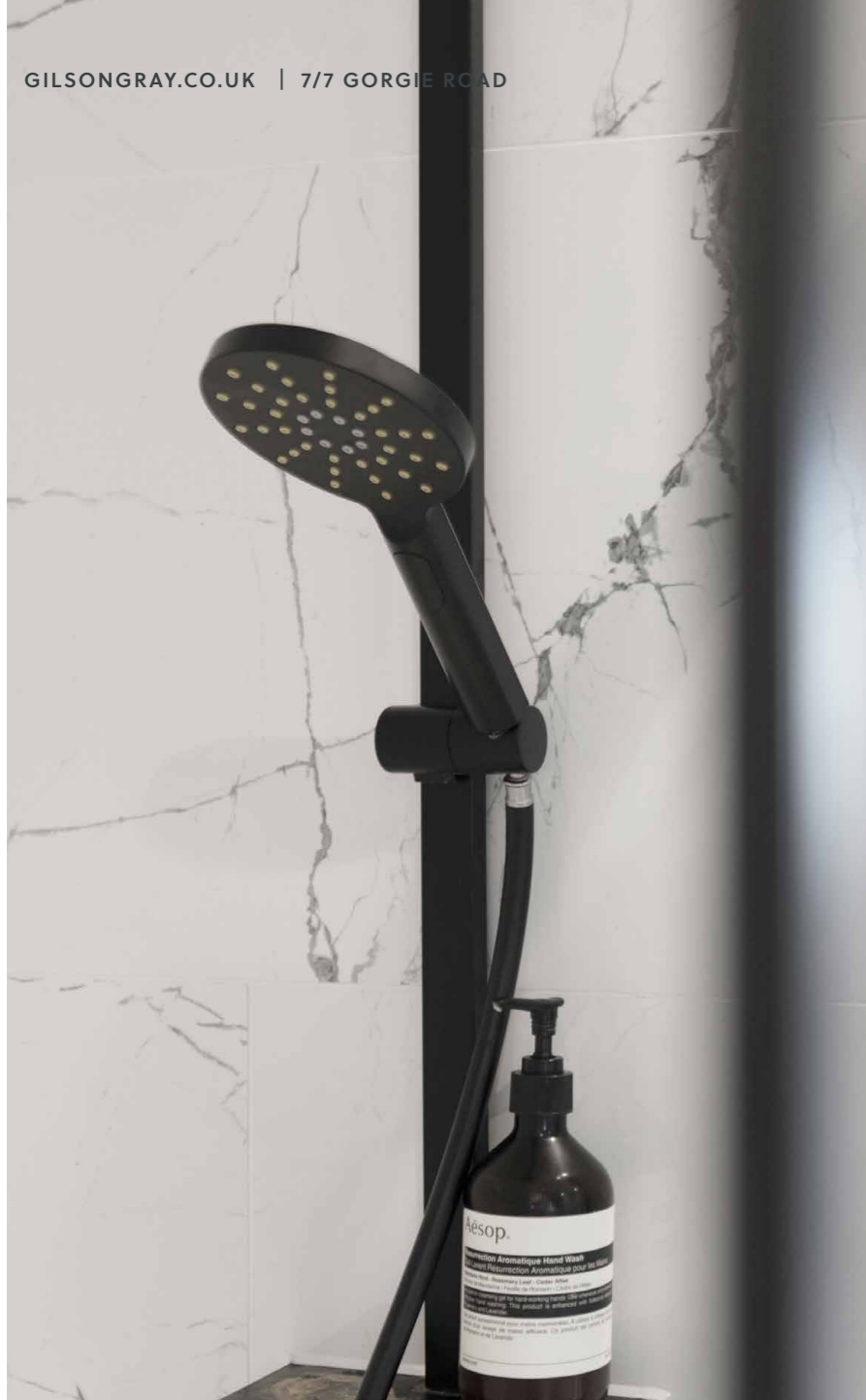
# VERSATILE BEDROOMS



The second double bedroom is another bright, softly carpeted sleeping area equipped with a fitted wardrobe, making it ideal as a child's bedroom, guest accommodation, or an inspiring home-working space.

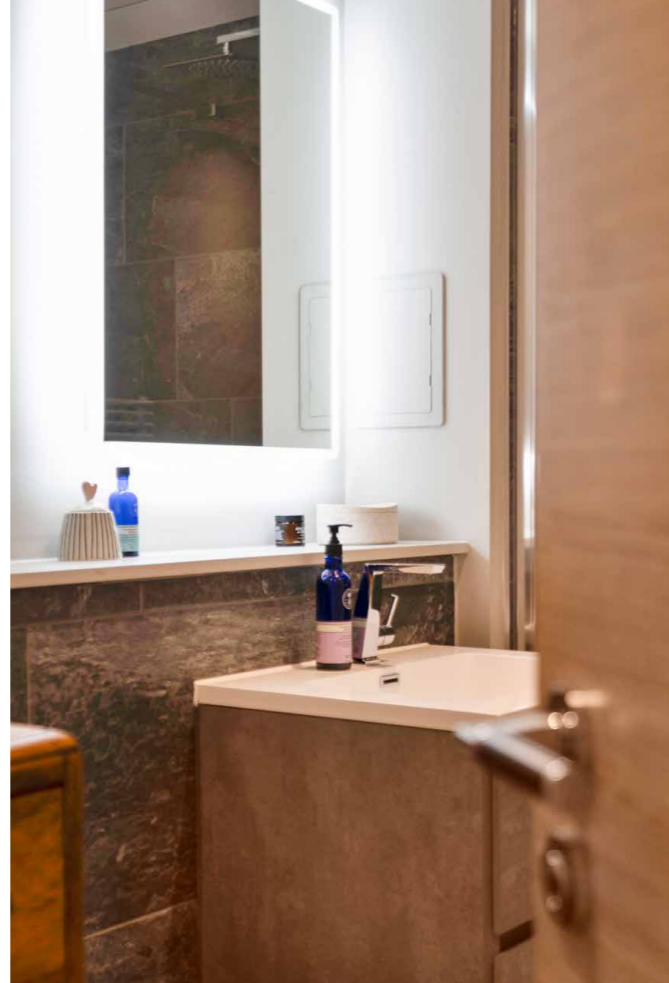






# SPACIOUS

## Stylish family bathroom



Completing the home is a spacious, stylishly tiled bathroom featuring a concealed-cistern WC, floating vanity basin, a towel radiator, and a bath with an overhead rainfall shower and handheld attachment.

Extras: The sale includes all fitted flooring, some light fixtures, and appliances.

Factor: The factor is managed by Redpath Bruce at an approximate monthly cost of £125, including buildings insurance and all building repairs/maintenance.

# GARDENS & PARKING

Accessed via secure entry at the gates, the development is enhanced by well-kept greenery and lawns, whilst a generous parking area provides allocated spaces for residents. It also lies a short distance from several attractive open spaces, including Harrison Park and the Union Canal Walkway and Cycle Path.



# ARDMILLAN



Forming part of larger Dalry, Ardmillan is a vibrant and historic residential area set approximately two miles southwest of the city centre. Residents enjoy a fantastic range of local services and amenities right on their doorstep – including various shops, supermarkets, cafes, bars, and pubs – in Dalry and in the neighbouring areas of Gorgie, Polwarth, and Slateford. Beautiful Harrison Park is just a few minutes' walk away and offers a seven-hectare community green space with sports pitches, play areas, and mature gardens. The Union Canal runs alongside the park and its towpath

provides a safe walking and cycling route into the city centre. The area boasts diverse sport and fitness facilities, including restored Victorian swimming baths in Dalry and a gym at Fountain Park, which is a leisure and entertainment hub also home to a cinema complex, a bowling alley, and a selection of bars and restaurants. Whilst within easy walking distance of the West End, Ardmillan is served by excellent public transport for 24-hour travel across the city, as well as national rail and tram links from nearby Haymarket station.



# GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.