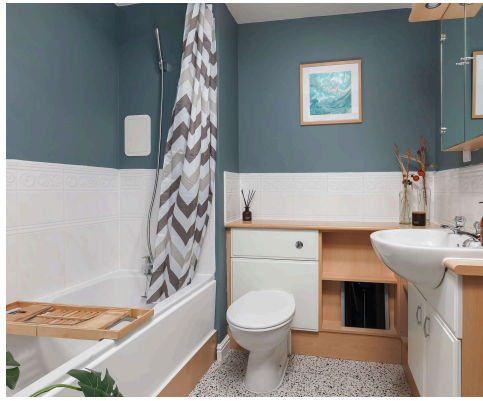


GORGIE
578/5 GORGIE ROAD
EH11 3AL



EPC RATING: C

OFFERS OVER £220,000



WELL PRESENTED, MODERN TWO BED TWO BATH SECOND FLOOR FLAT WITH OFF STREET PARKING

Located in the popular area of Chesser is this superb apartment in this well-maintained development. The accommodation comprises a good-sized living/dining room, ideal for entertaining, a well-equipped kitchen, principal bedroom with fitted wardrobes & ensuite shower room, a second double bedroom and main bathroom. This would make an ideal home for first time buyers, professionals, student sharers or a young family, with its excellent transport links both into and out of the city centre, great retail & leisure facilities and easy access to the Water of Leith & Saughton Park. Ideally situated for Heriot Watt & Napier Universities, Edinburgh College and Edinburgh Park.

VIEWING

Please call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Twin windowed living/dining room with space for relaxing & entertaining
- Fitted kitchen with good array of units, open shelving, breakfast bar, appliances & Juliette balcony
- Principal bedroom with fitted wardrobes
- Ensuite shower room with shower cubicle, fitted vanity unit & wc
- Second double bedroom with fitted wardrobes, currently used as a study/second sitting room
- Main bathroom with bath with electric shower over, vanity sink unit, wc & fitted storage
- Electric heating with an electric hot water storage cylinder
- Upvc double glazed windows
- Areas of communal garden ground around the development
- Unallocated residents' car parking (2 permits)
- Development managed by Charles White at a cost of approx. £100 pcm, to cover maintenance of the building & grounds and block buildings insurance

AREA

The popular area of Chesser is located to the west of the city and has a wide range of retail outlets, including Asda & M&S Simply Food, together with great social & recreational amenities. Nearby Gorgie & Slateford and the Gyle Shopping Centre all provide a further range of shops. There are a good range of local gyms on your doorstep and Fountainpark leisure complex is located only a short distance away providing a health & fitness centre, multi-screen cinema and many bars & restaurants. Local recreational facilities also include Carrick Knowe Golf Course, Saughton Park, the Water of Leith and Murrayfield Stadium. The city centre is easily accessible by bus or car, making it ideal for commuters and there is easy access to the city bypass and the motorway network beyond. The property is in the catchment for Stenhouse & St Cuthbert's RC Primary Schools and

Tynecastle & St Augustine's High Schools, and Heriot Watt & Napier Universities and Edinburgh College are all a short distance away.

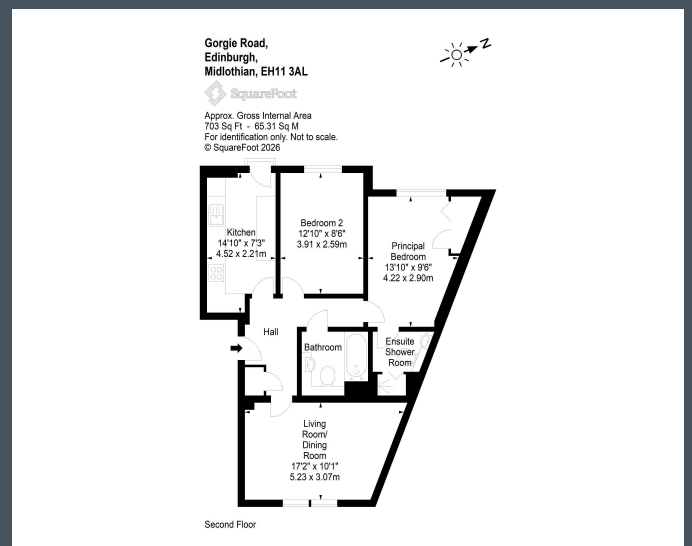
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£225,000

| | |
|--------------------|----------------------------|
| Living/dining room | 17'2 x 10'1 (5.23 x 3.07m) |
| Kitchen | 14'10 x 7'3 (4.52 x 2.21m) |
| Bedroom 1 | 13'10 x 9'6 (4.22 x 2.90m) |
| Bedroom 2 | 12'10 x 8'6 (3.91 x 2.59m) |



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

