



Solicitors & Estate Agents



223/7 Gorgie Road

Gorgie | Edinburgh | EH11 1TU

A charming and well proportioned top floor flat, offering highly flexible and tastefully presented accommodation in a superb central location within Edinburgh's popular and well connected Gorgie area.

-  1 bedroom
-  2 public rooms
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band - C



Description

An ideal first home for a single person or professional couple, particularly those working from home on a regular basis. The flat is presented in good decorative order, while offering excellent potential for further modernisation and personalisation to suit individual taste.

The property is accessed via secure entry and a well maintained communal hallway and briefly comprises a welcoming entrance hallway with contemporary décor and clothes pulley, a spacious front facing reception room with high ceilings, shelved press, fireplace, coving and a large built-in storage cupboard, which could also work well as a home working space. To the rear of the flat you have a generously sized dining kitchen with a recessed space for a table and chairs and a built-in pantry. The kitchen has superb potential and has been fitted with a variety of white base and wall units, complete with modern splash tiling and integrated oven/hob. The accommodation rounds off with a good sized double bedroom complete with attractive wood floor and coving, and a family bathroom with three piece white suite, low maintenance wet wall panelling and over-bath mains shower.



Extras

All blinds, light fittings, the clothes pulley, fixtures and integrated appliances will be included.

Gardens and Parking

There is a leafy communal garden to the rear of the building which includes a paved seating space, drying facilities, mature trees, shrubs and bushes. On-street permit parking is available within close proximity.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

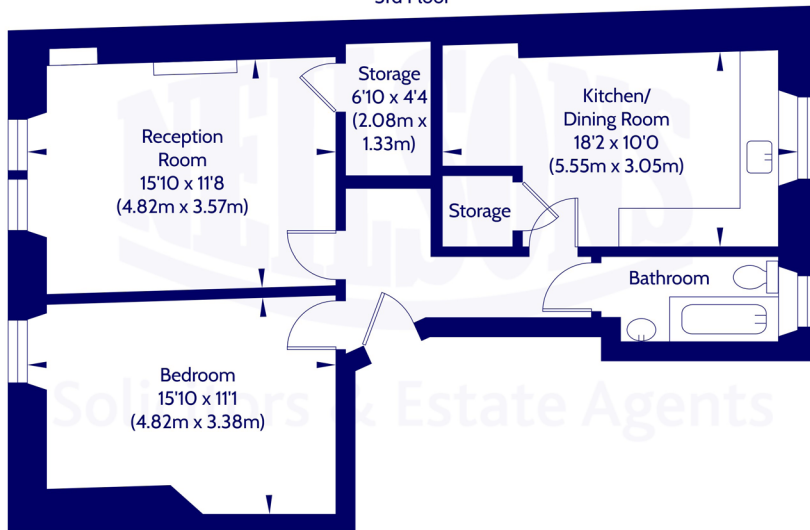
The property is located in the popular residential area of Gorgie, which is situated approximately a mile and a half from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores, 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 and an excellent range of restaurants, bars and pubs.





Approx. Gross Internal Floor Area 63 Sq M / 679 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

