



387/4 Gorgie Road

Gorgie, Edinburgh, EH11 2SX



VMH ESTATE AGENTS



Spacious 1st floor apartment with 2 bedrooms in a convenient location

- Spacious sitting room
- Well-equipped breakfast kitchen
- 2 double bedrooms
- Shower room with white suite
- Excellent storage throughout
- Popular & convenient location
- Well maintained grounds
- Resident's parking, 2 permits



Offers Over :

£185,000



Further information can be found in the home report.

About the Property

Situated on the first floor of a well-established modern development this bright and spacious apartment with 2 bedroom enjoys a convenient position with excellent transport links and resident's parking.

The accommodation consists of a spacious sitting room with twin windows to the front, 2 double bedrooms are quietly positioned and both benefit from built-in wardrobes. There is a modern breakfast kitchen and a shower room with a 2 piece white suite and electric shower.

Externally the grounds are well-maintained and there is residents' parking to the rear with 2 permits.

Extras

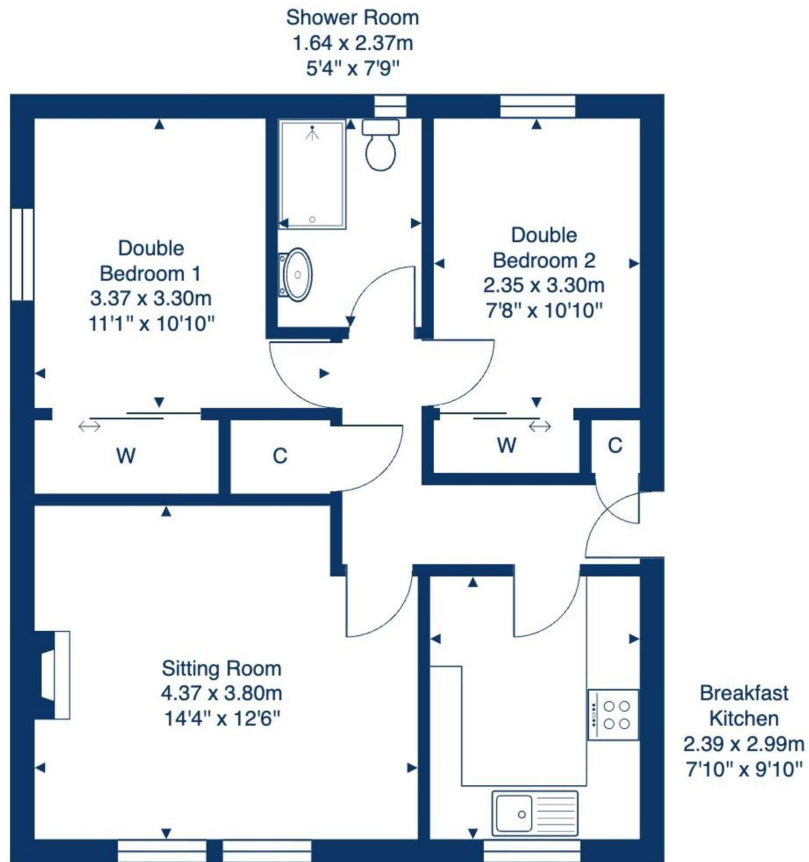
To include fitted floor coverings, curtains & curtain poles, light fittings, integrated appliances - oven, electric hob and extractor hood, along with the free standing fridge/freezer and washing machine. No warranties or guarantees will be given in relation to appliances.





Floor Plan

387/4 Gorgie Road, Edinburgh, EH11 2SX



First Floor

Total Area: 56.6 m² ... 610 ft²

All measurements are approximate and for display purposes only.



Location

Gorgie is within easy reach of the city centre, easily accessible by public transport. Haymarket Railway Station is close by & there are excellent bus services to the city centre & Edinburgh Airport. There is quick access to the city bypass & central Scotland motorway network. The area is well served by an excellent selection of local shops as well as Sainsburys & Aldi supermarkets within walking distance. The Union Canal walkway & Harrison Park are within a few minutes walk, while further leisure facilities can be found at Craiglockart Leisure & Tennis Centre, as well as Fountainpark Multicomplex where there is a Nuffield Health Gym.

Management

The property is currently factored by James Gibb, at a rate of approximately £90 per quarter.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.