



## Bright One bedroom, top floor flat



Situated in the ever-popular Gorgie area, this bright top floor one-bedroom tenement flat offers an excellent opportunity for first-time buyers, investors, or those seeking a centrally located Edinburgh home with potential to add value. Accessed via a well-maintained communal stair, the property opens into a hallway featuring two convenient wall-hung storage cupboards. The spacious dining lounge is flooded with natural light from twin windows and retains a charming Edinburgh Press, alongside a useful walk-in cupboard housing shelving and the boiler. The kitchen is fitted with a range of units and includes selected appliances, providing a practical workspace with scope for modernisation. The generously sized double bedroom offers comfortable accommodation, while the overall layout makes excellent use of space throughout. The bathroom is fitted with a bath, vanity unit, ladder-style radiator, and a window providing natural light and ventilation. Further benefits include gas central heating, hard flooring, curtains and blinds. Externally, there is access to a shared garden to the rear, and permit parking is available on the street. This property presents a fantastic blank canvas for buyers looking to create a stylish home tailored to their taste.

### Key Features

- Communal stair with entry phone
- Hallway
- Dining lounge
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Single 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, blinds, light fittings, cooker, washing machine and fridge are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

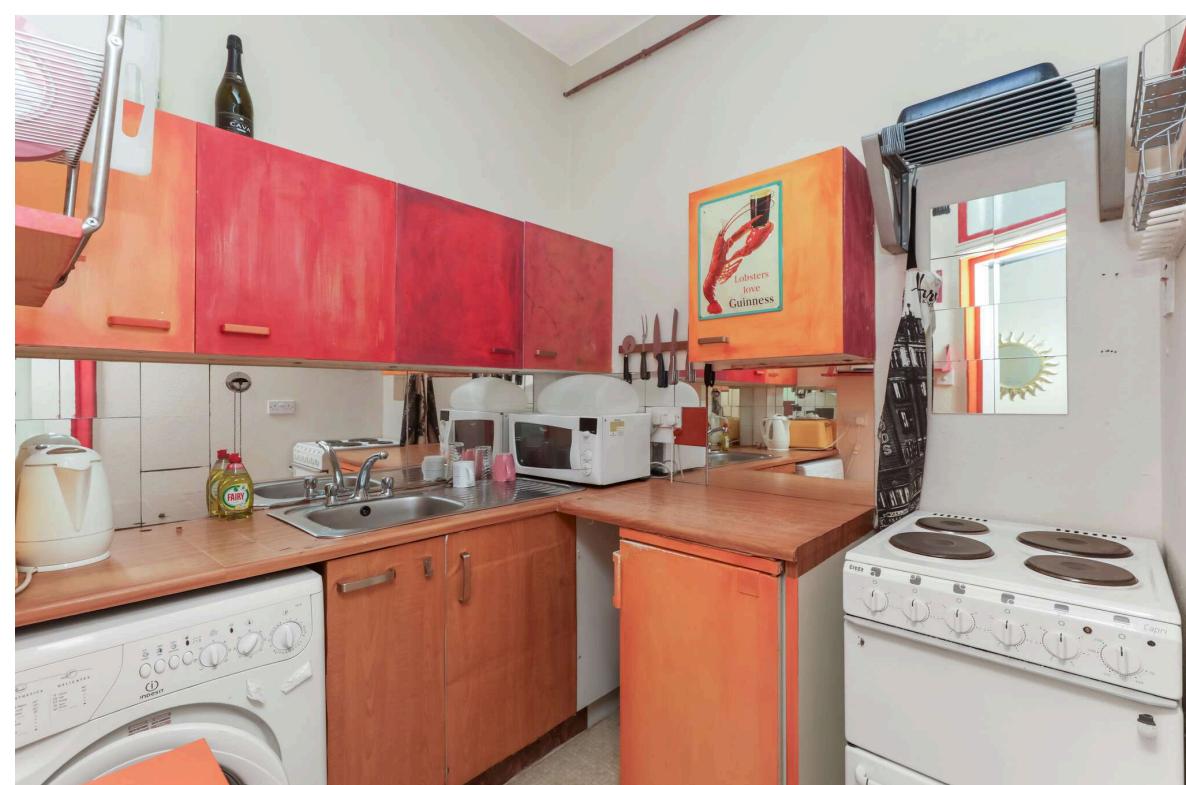
£140,000

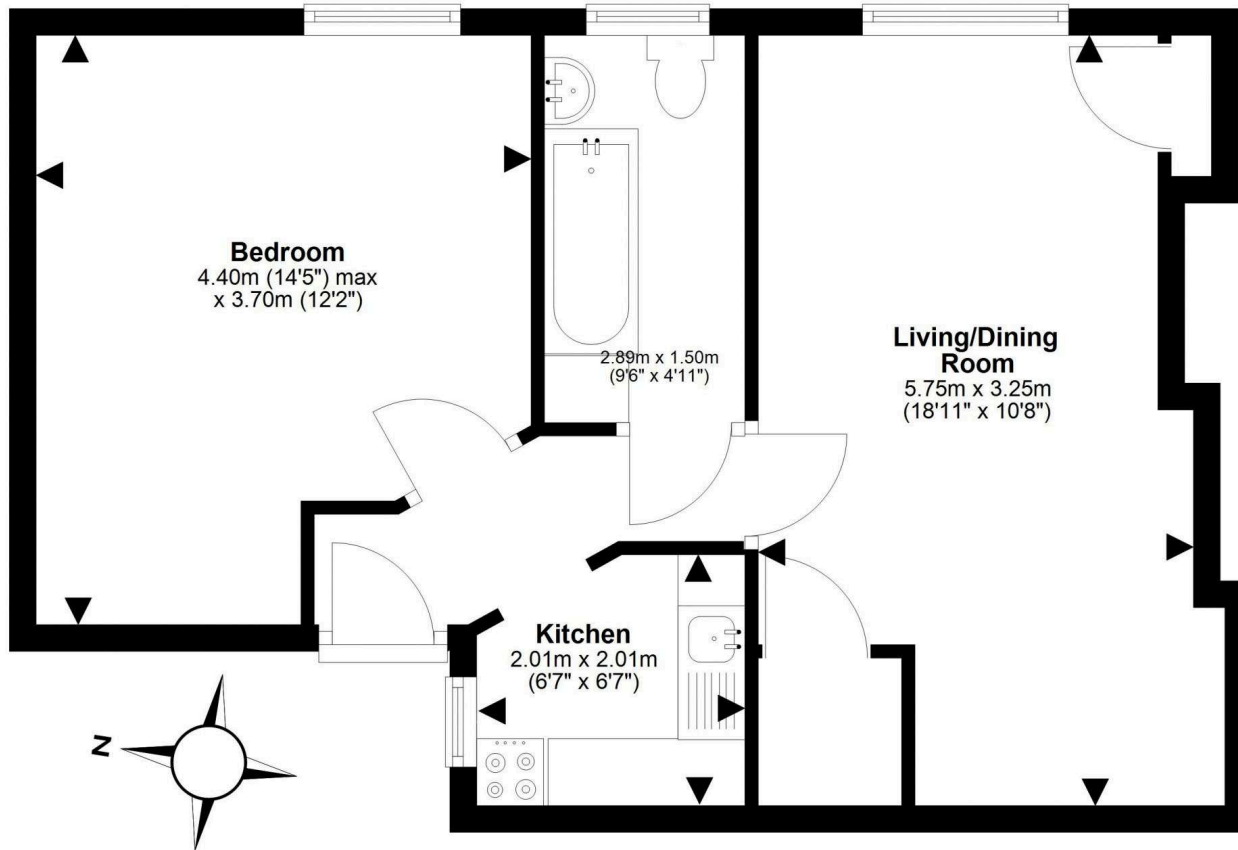
## EPC Rating

D

## 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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