



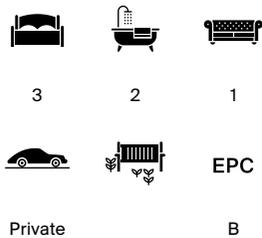
SPRINGWELL HOUSE, GORGIE ROAD

Edinburgh, EH11



AN EXCEPTIONAL THREE BEDROOM DUPLEX

With garden access and private parking.



Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

Offers Over: £495,000





THE PROPERTY

This beautiful home is set within the Award winning Springwell house, benefitting from electric gate entry, secure private parking and well kept ground and common areas. Situated in a prime location just moments from the city centre, the property is offered in immaculate, turn-key condition and provides well-balanced accommodation ideally suited to modern family living.

You are welcomed to a bright hallway, enhanced by overhead skylights. Leading into a spacious open-plan kitchen, living and dining area. Floor-to-ceiling windows, complete with bespoke shutters, flood the space with natural light, the French doors provide direct access to the landscaped communal garden, ideal for both entertaining and everyday living.

The contemporary kitchen is thoughtfully designed, featuring a comprehensive range of cabinetry, Siemens appliances including a hob, oven and combi microwave, American style fridge freezer, Quooker boiling tap and integrated fittings throughout.



Each of the three double bedrooms benefits from built-in wardrobes, offering excellent storage. The principal bedroom includes a well-appointed en suite shower room with a mains-fed rain shower, while the family bathroom is equally impressive, comprising a three-piece suite and a walk-in rain shower.



Additional features include gas central heating, double glazing, full alarm system, an allocated parking space, and access to a secure bike store. Residents also enjoy the benefit of beautifully maintained communal grounds.

LOCATION

Springwell House is ideally situated just 1km from Haymarket, placing it within easy reach of one of Edinburgh's most dynamic and well-connected districts. Haymarket station, the nearby tram stop, and numerous bus routes and cycleways provide seamless access to the city centre, Edinburgh Airport, and the wider motorway network. This connectivity makes the location particularly attractive for professionals and commuters alike. The recently completed Haymarket Edinburgh development has introduced a terrific blend of office space, shops, restaurants, cafés, and bars.

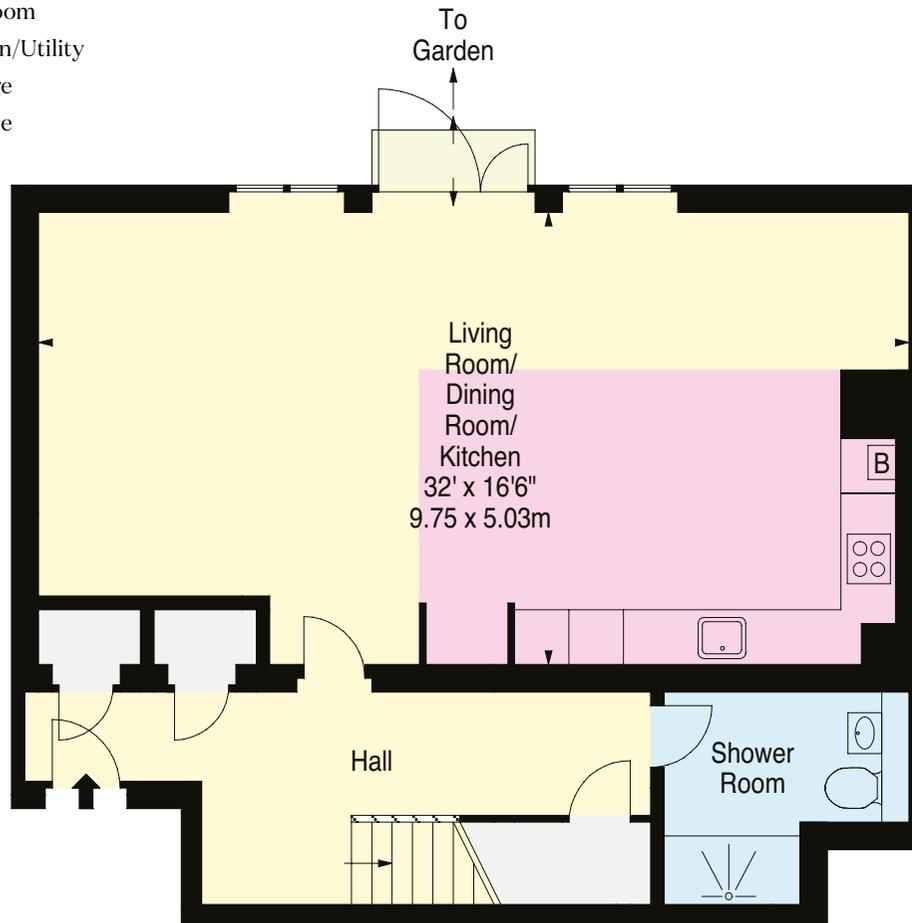
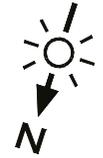
The property is also close to Gorgie, a thriving residential neighbourhood known for its strong sense of community and traditional stone-built tenement properties. The area offers a wide range of local services including independent shops, cafés, supermarkets, a Post Office, and full banking facilities.

Cultural and leisure amenities are easily accessible, with Edinburgh's West End offering theatres, cinemas, the Usher Hall, and a diverse mix of restaurants, hotels, and health clubs. Whether by foot, bike, or a short taxi ride, everything the city has to offer is well within reach.

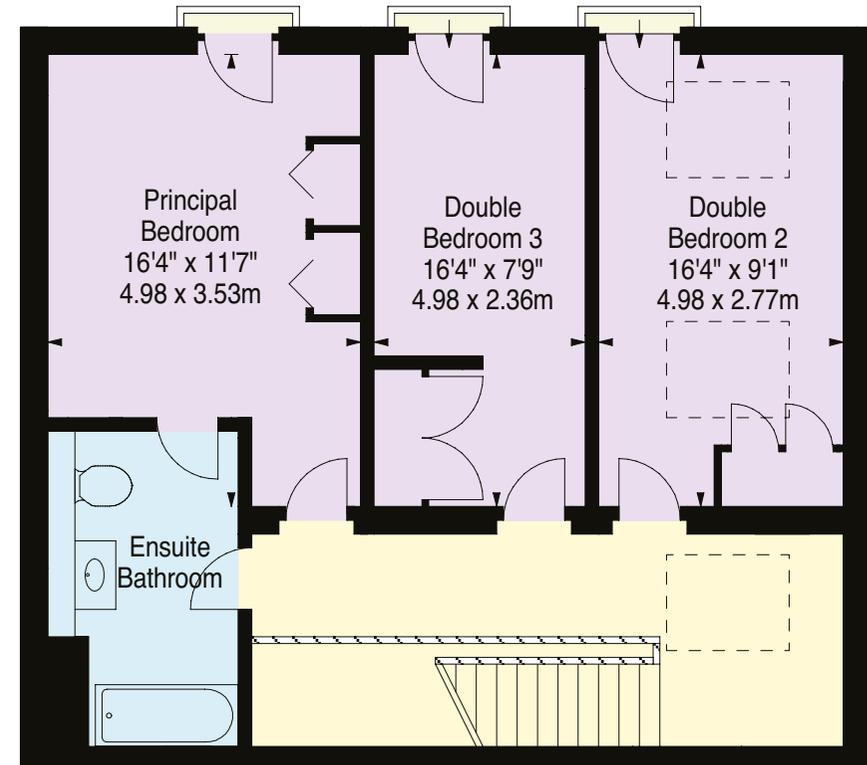
In summary, Springwell House combines quality living with a vibrant and highly convenient location, an ideal setting for those looking to enjoy the best of city life.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
1518 Sq Ft - 141.02 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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