

106 (3F4) Gorgie Road

Gorgie, Edinburgh, EH11 2NP

VMH ESTATE AGENTS







An ideal first purchase in a prime location, close to the City Centre

- Sitting room/kitchen
- Double bedroom
- Shower room
- Separate WC
- Communal rear garden
- Secure entryphone system
- Close to a variety of local amenities
- Easy access to the city centre
- Ideal for a first time buyer
- Gas central heating & double glazing

Offers Over:

£150,000

B D Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated on the third (top) floor of a traditional tenement on popular Gorgie Road, this bright one bedroom flat enjoys a west-facing aspect, providing excellent natural light throughout the day.

An ideal purchase for a first-time buyer or investor, the property benefits from gas central heating, double glazing, well-proportioned accommodation, and the convenience of a laundrette located across the road.

Extras

To include fitted floor coverings, curtains & curtain poles, light fittings, oven, hob, extractor hood & fridge. The sofa bed can be included if desired.

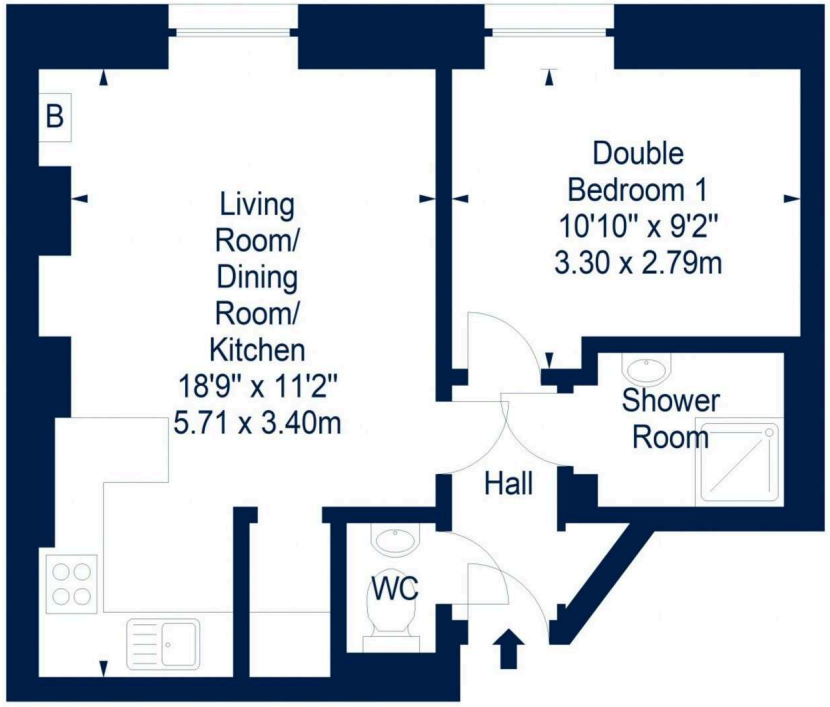


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Floor Plan

106 Flat 12 Gorgie Road, EH11 2NP



Third Floor

SquareFoot

Flat - Approx. Gross Internal Area - 402 Sq Ft - 37.35 Sq M

For identification only. Not to scale. © SquareFoot 2026

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.



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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**

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