

9 (flat 2) Newton Street, Gorgie, Edinburgh, EH11 1TG



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Description

Located in the bustling Gorgie area, at the end of a peaceful cul-de-sac, this particularly appealing ground floor flat offers tastefully presented and easily manageable living space. Enjoying an enviable setting, the property is a stones throw from a variety local amenities including supermarkets, shops, eateries/pubs, green spaces as well as being within walking distance to Murrayfield tram stop and represents an ideal home for an individual or couple.

- Hallway with storage
- Spacious living/dining room open plan to fitted kitchen
- Double bedroom
- Shower room
- Newly installed electric heaters
- Double glazing
- Secure entry system
- Shared rear garden
- On street permit parking

Extras

The fitted carpets, curtains, cooker, microwave, washing machine and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

EPC Rating: D

Price and Viewing

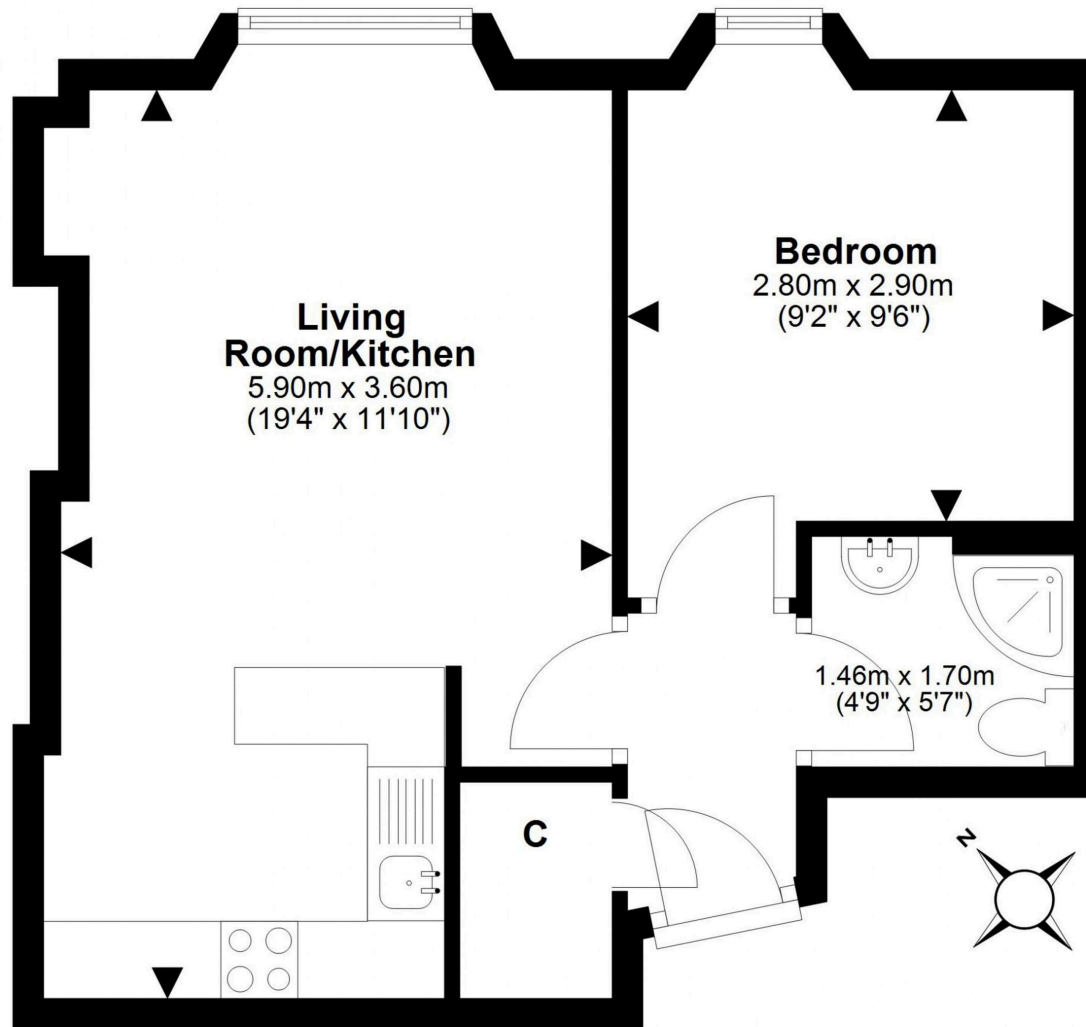
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. The area is also well served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

