



Bright and welcoming

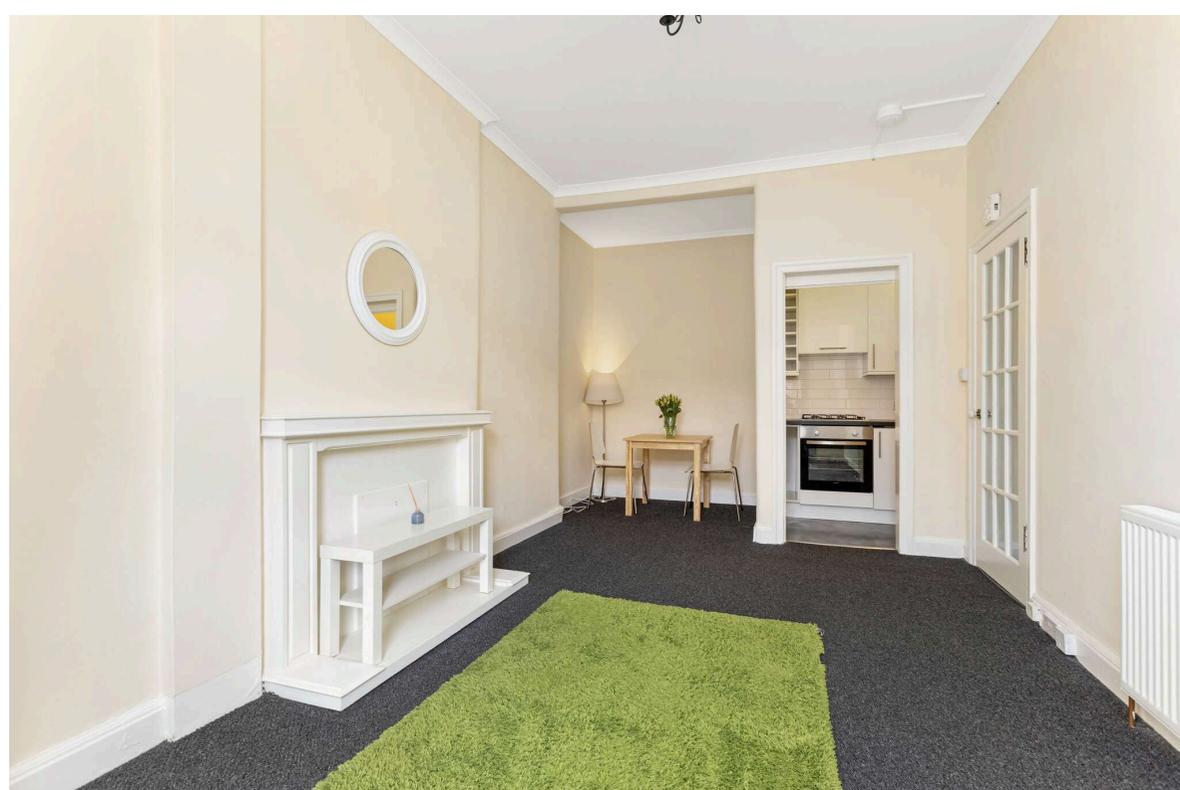
One-bedroom, second floor flat



Situated on the second floor of a traditional tenement building in the ever-popular Gorgie district of Edinburgh, this bright and welcoming one-bedroom flat offers comfortable living with excellent local amenities and transport links close at hand. Accessed via a well-maintained communal stair with secure entry phone system, the property opens into a hallway featuring a useful cupboard housing the meters along with a high-level storage area with two access points, providing excellent additional storage. To the front of the property is a sunny dining lounge, a bright and inviting space with plenty of room for both seating and dining. The room features a fireplace and includes a cupboard housing the boiler. The kitchen is accessed directly from the lounge and is fitted with modern white units, complemented by appliances and ample worktop space, creating a practical cooking area. The flat offers a generously sized double bedroom with good natural light, providing a comfortable retreat. The bathroom is fitted with a white suite including a bath with overhead shower, WC and wash hand basin. A window allows for natural ventilation and light. Externally, residents benefit from a communal garden to the rear of the building, while permit parking is available to the front. Further benefits include gas central heating, double glazing, and the inclusion of carpets and curtains within the sale. This appealing property would make an ideal first-time purchase, investment opportunity, or city base, located in a vibrant area with a wide range of local shops, cafes, and amenities nearby.

Key Features

- Communal stair with entry phone
- Hall with storage
- Dining lounge
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double 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, light fittings, oven, hob, washing machine and fridge are included in the sale (no warranties given).
Furniture available if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£155,000

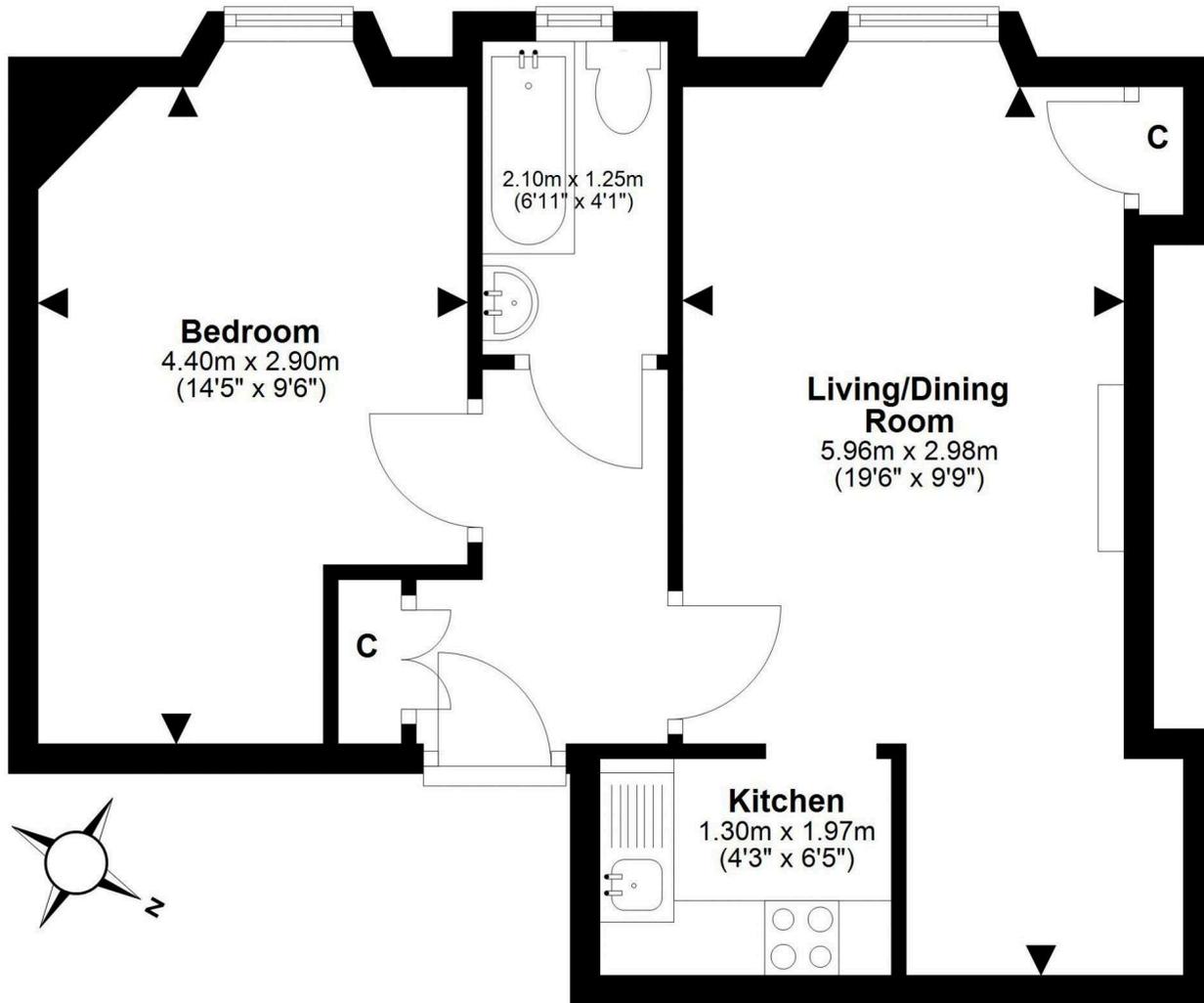
EPC Rating

C

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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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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