



389/7 Gorgie Road, Edinburgh, EH11 2SX

Bright and well-proportioned one-bedroom top-floor flat forming part of a modern residential development, conveniently positioned on the edge of Gorgie and Chesser, within easy reach of the city centre and an excellent range of local amenities.

The property has been well maintained and offers comfortable, easily managed accommodation in good order throughout. While simply presented, it provides an excellent opportunity for a purchaser to modernise and personalise the interior to their own taste. With its practical layout and convenient location, the flat would make an ideal first-time purchase or attractive investment opportunity, particularly given the excellent transport links to the city centre, Heriot-Watt University and Edinburgh Napier University.

The accommodation comprises:

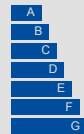
- Entrance hall with shelved storage cupboard and further cupboard housing the electric boiler.
- Bright living/dining room offering ample space for both lounge and dining furniture.
- Spacious double bedroom with built-in mirrored sliding-door wardrobes.
- Bathroom fitted with bath with shower over, WC and wash hand basin, with multi-panelled walls.
- Fitted kitchen with a range of gloss white units and complementary worktops, inset sink and appliances including electric hob, oven, fridge and washing machine.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Gorgie is a popular and well-established residential area approximately two miles west of Edinburgh city centre, offering an excellent range of everyday amenities and particularly convenient transport connections. Haymarket Station is within easy reach, while regular bus services provide swift access to the city centre, Edinburgh Napier University and Heriot-Watt University. There is an excellent choice of shopping nearby, including Sainsbury's at Westfield Road, Lidl on Slateford Road and Aldi on Gorgie Road, together with a wide variety of independent shops, cafés and other local services. Leisure and entertainment facilities are readily available at nearby Fountain Park, which includes a multiplex cinema, restaurants and gym, with further sports and leisure facilities throughout the surrounding area.

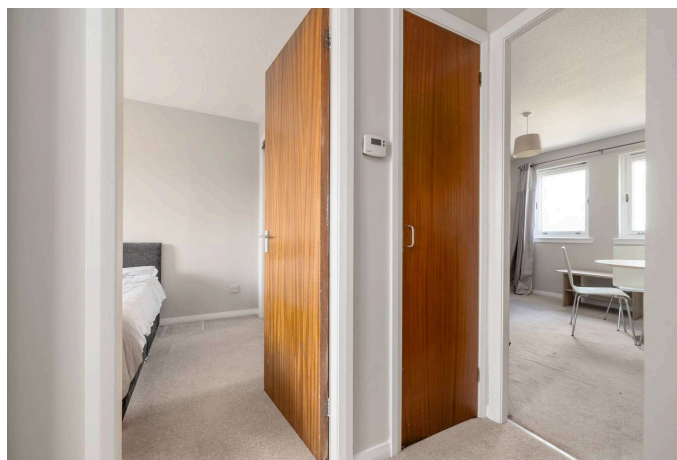
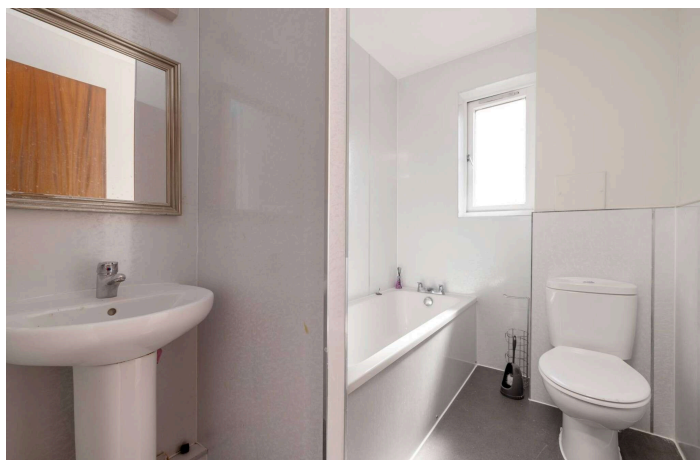
Outside and Gardens

The development is set within shared grounds which are maintained by the factor, with residents' parking available within the development. The property is factored by James Gibb and the monthly cost is approximately £37.

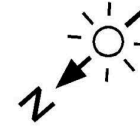
Extras

All fitted floor coverings, light fittings and kitchen appliances are included in the sale.

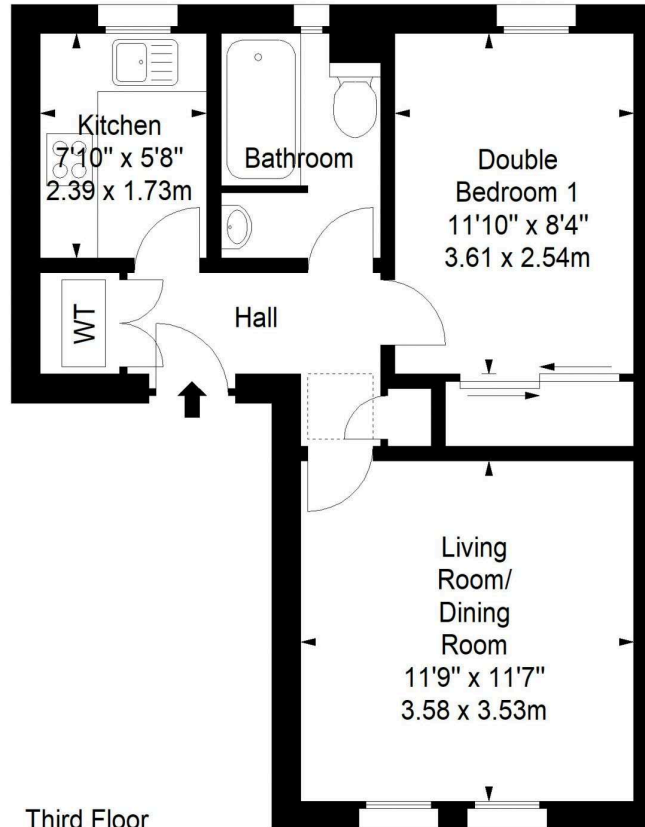
Council tax - Band B



Gorgie Road, EH11 2SX



Approx. Gross Internal Area
412 Sq Ft - 38.27 Sq M
For identification only. Not to scale.
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Third Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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