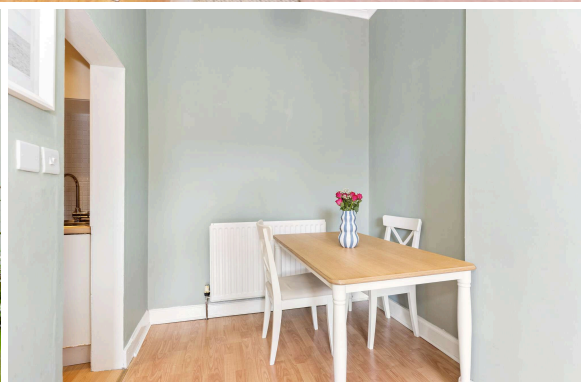




6/15 Smithfield Street
GORGIE | EDINBURGH | EH11 2PJ


warners
solicitors & estate agents



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Beautifully presented one bedroom, top floor flat forming part of a traditional tenement in the highly popular Gorgie district of Edinburgh, west of the city centre. This charming apartment has been tastefully decorated to a high standard throughout and is offered to the market in genuine move-in condition. The accommodation comprises a spacious living/dining room, off which lies the kitchen which benefits from a generous amount of integral cupboard storage. The bedroom in the apartment is a well-sized double, and a modern bathroom completes the internal accommodation.

The property is well located to offer easy access to public transport links, and nearby amenities include Harrison Park Gardens and the Fountain Park complex. Offering immense appeal to first-time buyers in addition to holding investment potential, early viewing is highly recommended.

- Ideal first-time purchase
- Sought-after location
- Living/dining room
- Double bedroom
- Bathroom
- Kitchen
- Gas central heating
- Double glazing
- Communal rear garden.

Energy Rating C. Council Tax B.

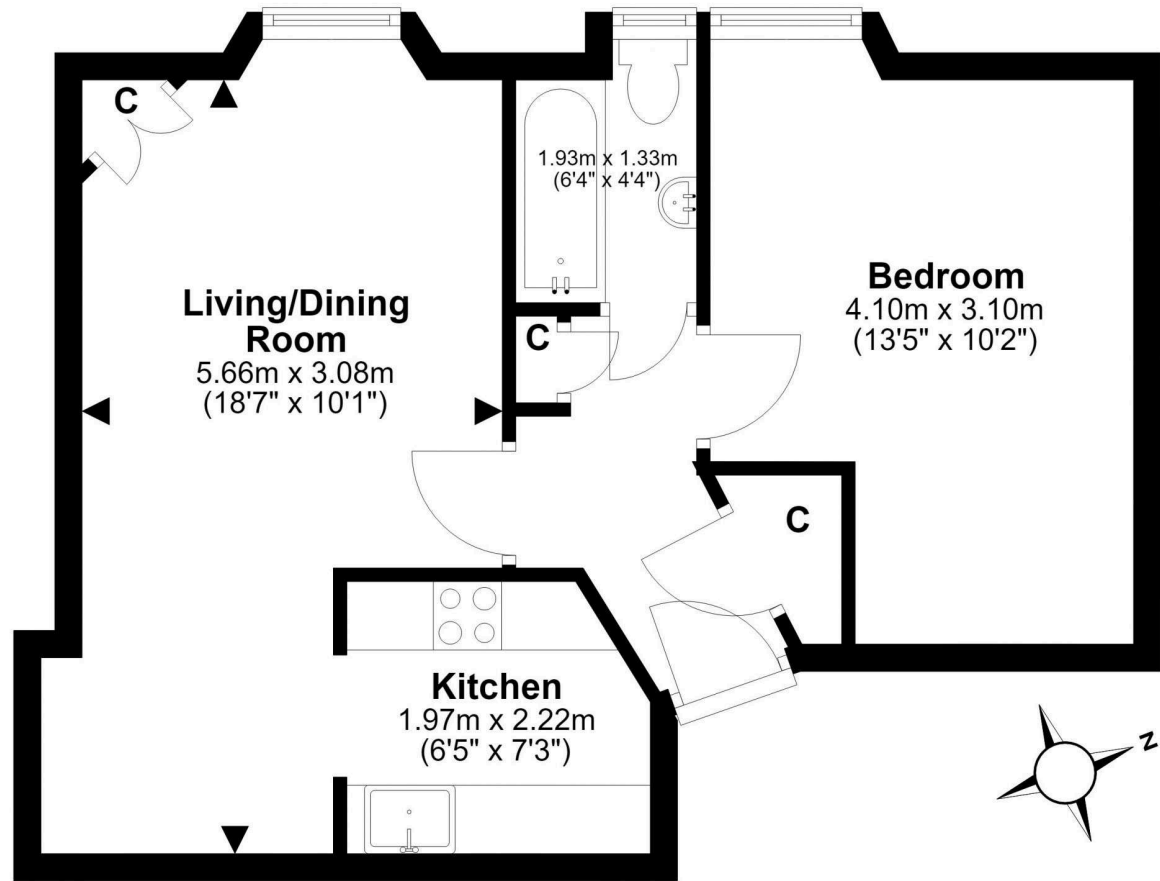
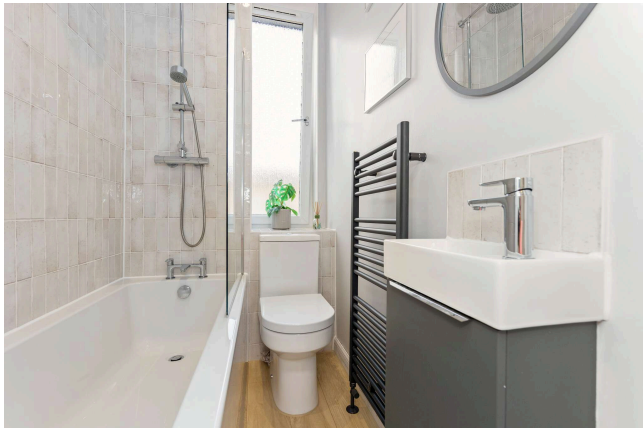
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, and integrated kitchen appliances will be included in the sale. The wardrobe, fitted blinds, washer dryer, fridge and other items of furniture may be available under separate negotiations.

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





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.