



Beautifully presented

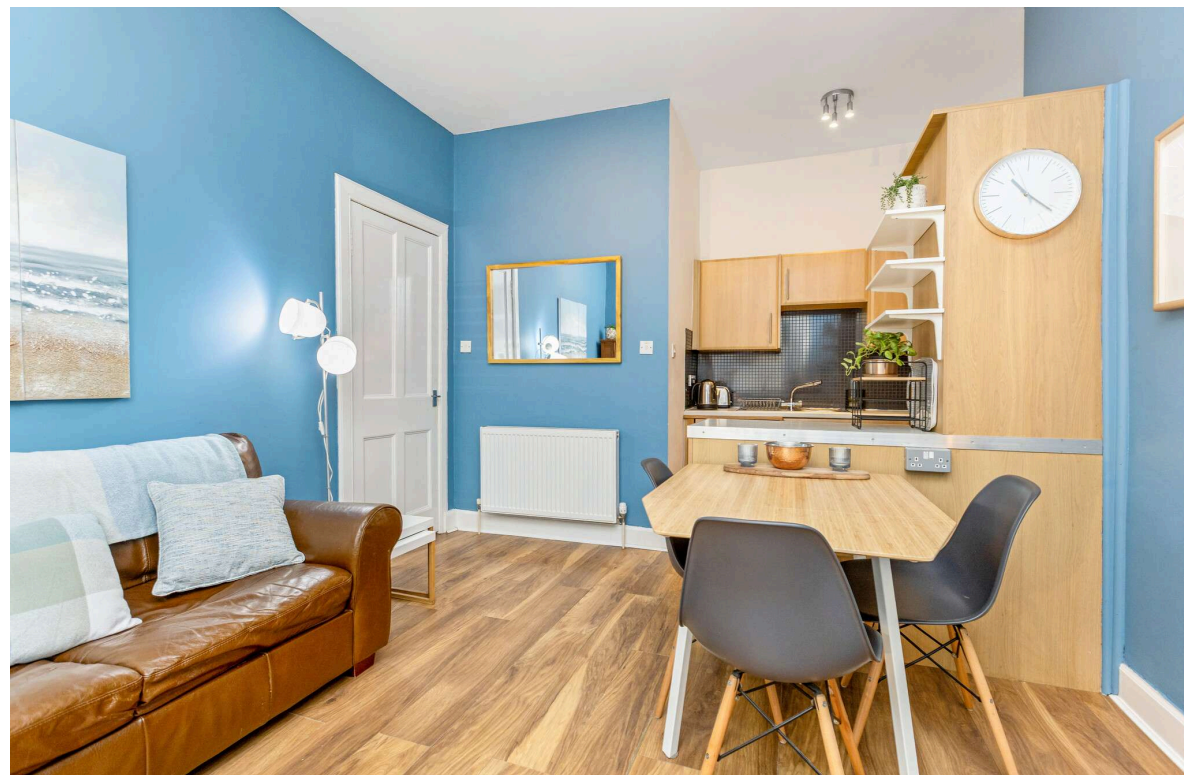
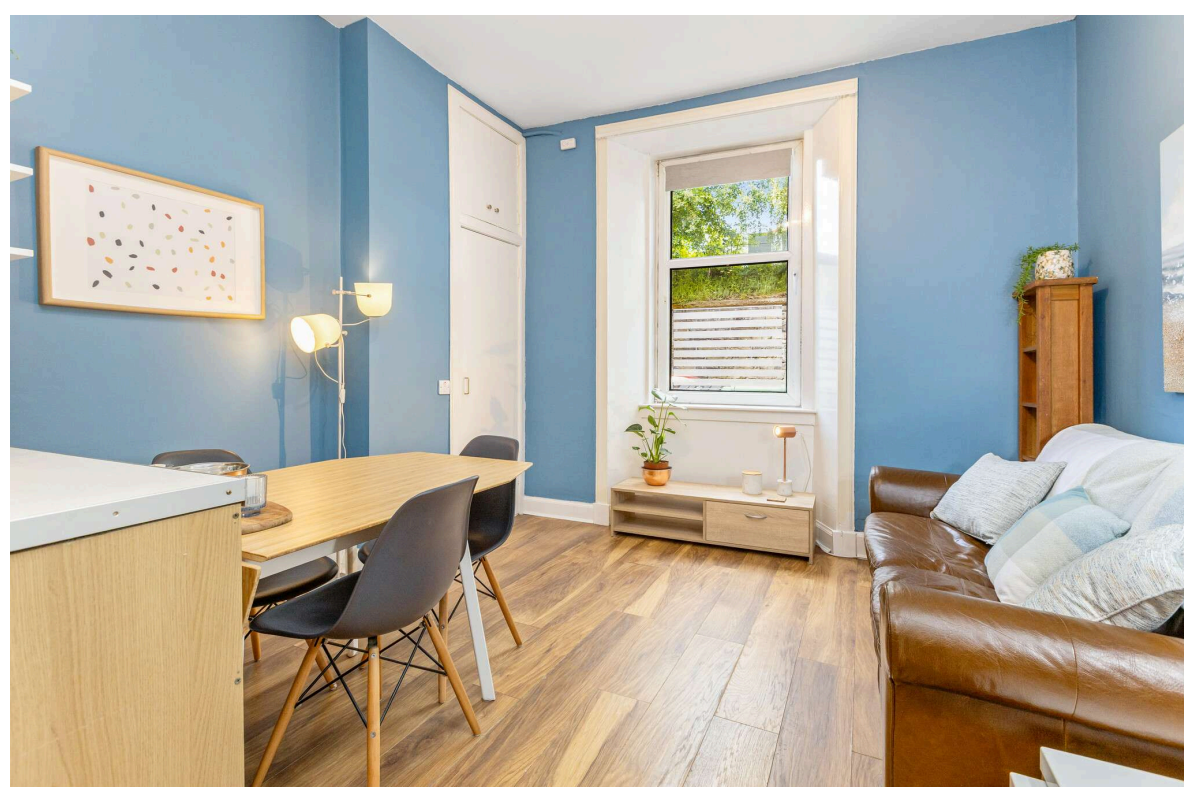
1 bed, ground floor flat

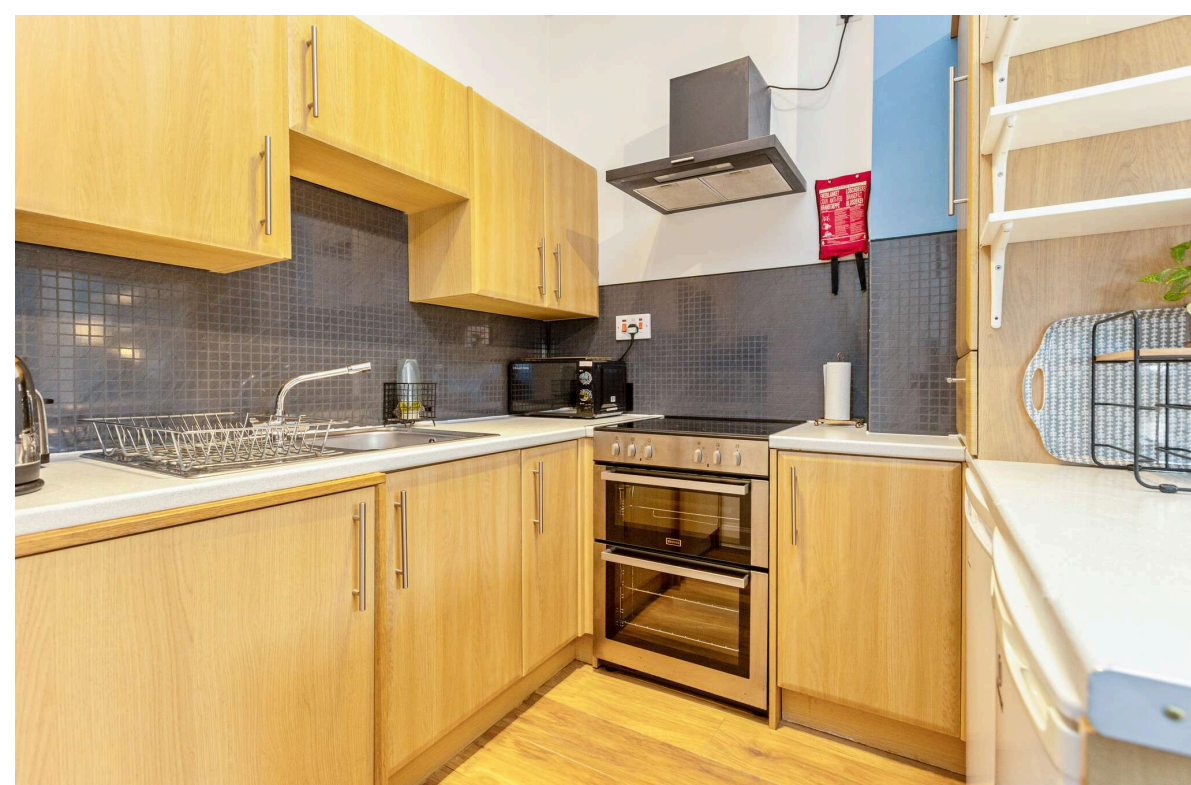


Situated in the ever-popular Gorgie area, this beautifully presented ground floor flat offers stylish, well-proportioned accommodation that will appeal to first-time buyers, investors and those looking to downsize. Accessed via a well-maintained communal stair with secure entry phone system, the property opens into a welcoming hallway featuring useful elevated storage. The heart of the home is the bright and attractive open-plan kitchen/living room, providing an excellent space for both everyday living and entertaining. The modern fitted kitchen is equipped with a range of modern units, appliances, an attractive splashback and a breakfast bar, while the living area comfortably accommodates dining and seating furniture. The property boasts a double bedroom together with a versatile box room, currently utilised as a dressing room but equally suited to a home office or study. Further accommodation includes a separate WC and a smart shower room fitted with a vanity unit, mirrored cabinet and electric shower. Externally, residents can enjoy an attractive and generous communal garden to the rear, providing a pleasant outdoor space. Permit parking is available on the surrounding streets. A superb opportunity to acquire a move-in ready home in a vibrant and well-connected location, with a wealth of amenities and excellent transport links right on the doorstep.

Key Features

- Communal entrance
- Hallway, with storage
- Open plan kitchen/living room
- Double bedroom
- Box room/dressing room
- Shower room and separate WC
- 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, blinds, light fittings, cooker, fridge, freezer, washing machine and extractor hood are included in the sale (no warranties given).

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

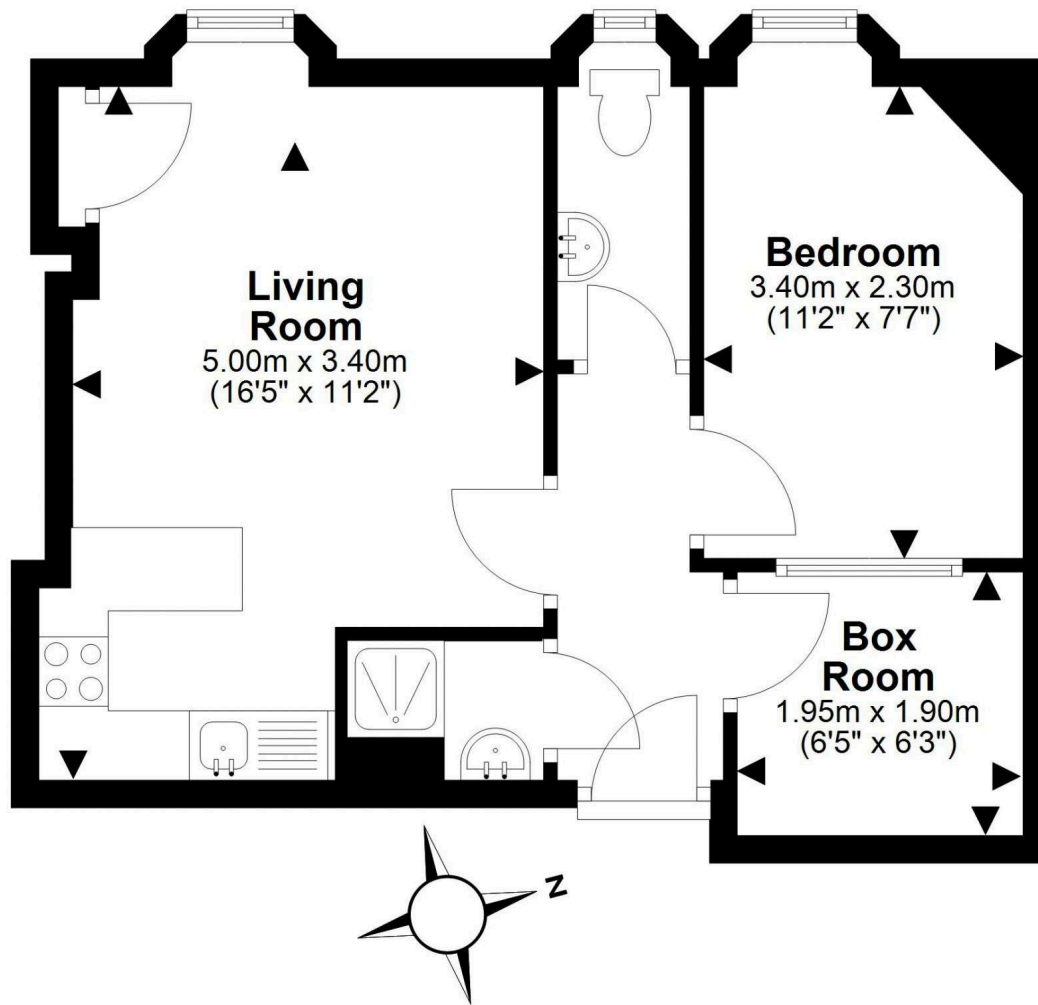
£165,000

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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