



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

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Forming part of a traditional stone-built tenement in the ever-popular Gorgie area, just west of Edinburgh city centre, this charming flat presents an excellent opportunity for first-time buyers or investors alike.

The accommodation is well-proportioned and thoughtfully laid out, comprising a bright and spacious living room/kitchen with ample room for both relaxing and dining, creating a sociable heart to the home. The generous double bedroom offers a comfortable retreat, while the internal bathroom is fitted with a three-piece suite.

A particular feature of the property is the versatile box room, currently enhanced with a mezzanine bed and utilised as secondary sleeping accommodation. This flexible space could also serve as a home office, study, or dressing room, depending on individual needs. Further benefits include useful storage cupboards and a welcoming entrance hallway, adding to the practicality of the layout.

The property is ideally positioned to take advantage of an excellent range of local amenities, including shops, cafes, and leisure facilities, while superb public transport links provide easy access into the city centre and beyond.

Early viewing is highly recommended to appreciate the potential and location of this appealing home.

- Prime location in Gorgie, close to Edinburgh city centre.
- Bright, spacious open-plan living room/kitchen.
- Generous double bedroom.
- Versatile box room with mezzanine bed.
- Traditional tenement character with practical layout & storage.
- Excellent transport links and amenities on the doorstep.
- Gas central heating,
- Electric shower in bathroom.

Council Tax B. Energy Rating C.

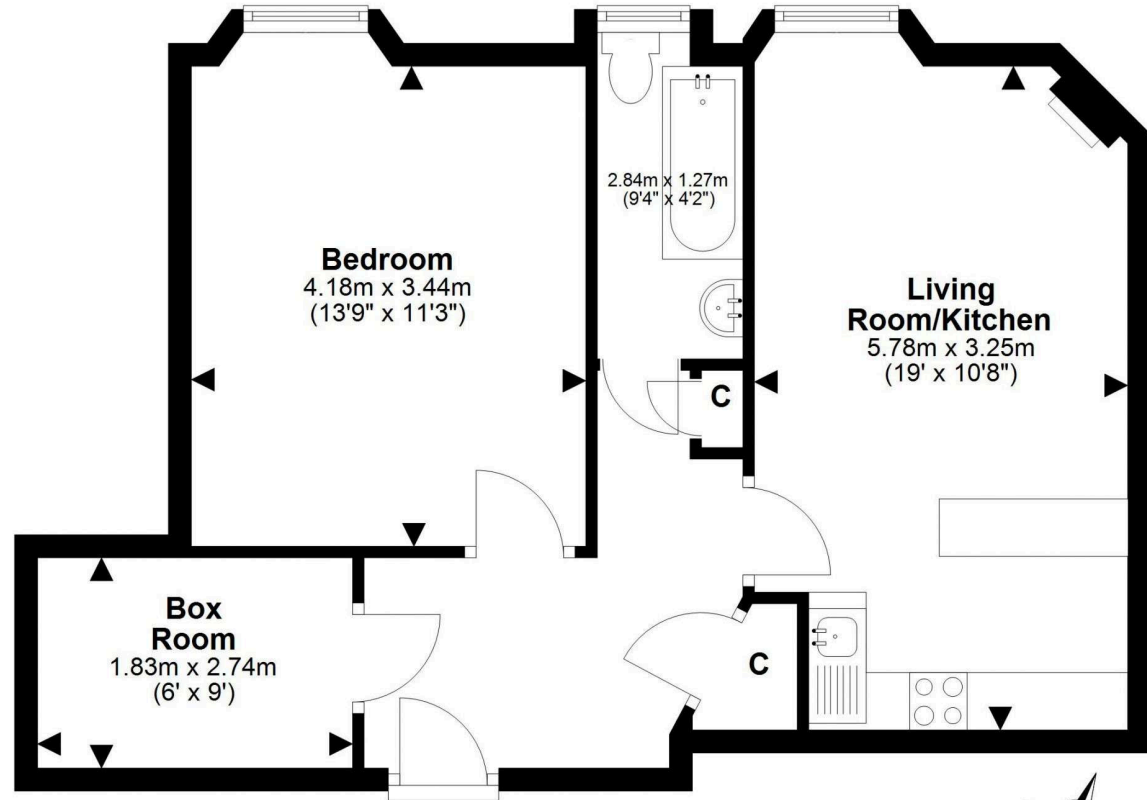
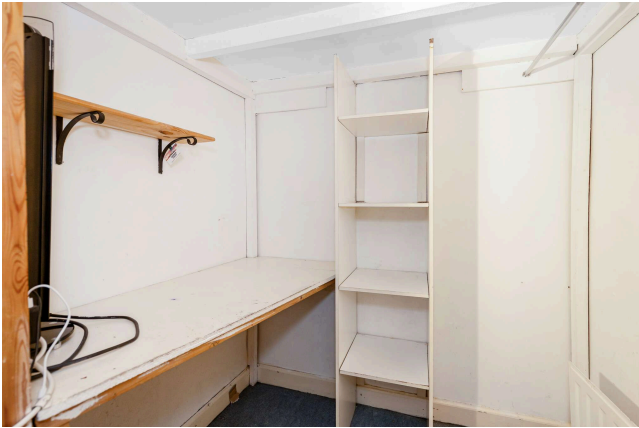
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances and curtains will be included in the sale.

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 Newmarket 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.