



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **458 Gorgie Road, Edinburgh, EH11 2RN**

**Fixed price £370,000**

A very well-proportioned ground floor, main door four-bedroom flat offering versatile period accommodation close to an excellent range of local amenities.

Generously Proportioned Maindoor Ground Floor Flat, Attractive Period Building, Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Four Large Double Bedrooms (Three of which have wash basins with hot and cold taps), Fourth bedroom has a good sized study, Bathroom, Walk-In Storage Cupboard, Yard to Rear, Private Front Garden, Double/Secondary Glazing Throughout, Gas Central Heating.

To arrange a viewing please Telephone 07403054624

**Harper Macleod LLP, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD**  
Tel: 0131 554 6244 Email: [estateagency.edinburgh@harpermacleod.co.uk](mailto:estateagency.edinburgh@harpermacleod.co.uk)



**Living Room**

13'5" x 11'3" (4.09 x 3.45)

**Kitchen**

10'2" x 6'0" (3.12 x 1.85)

**Dining Room**

9'3" x 8'3" (2.84 x 2.54)

**Bedroom 1**

16'7" x 14'9" (5.08 x 4.52)

**Bedroom 2**

14'2" x 12'7" (4.34 x 3.86)

**Bedroom 3**

14'0" x 10'7" (4.29 x 3.25)

**Bedroom 4**

14'2" x 12'7" (4.34 x 3.86)

**Study**

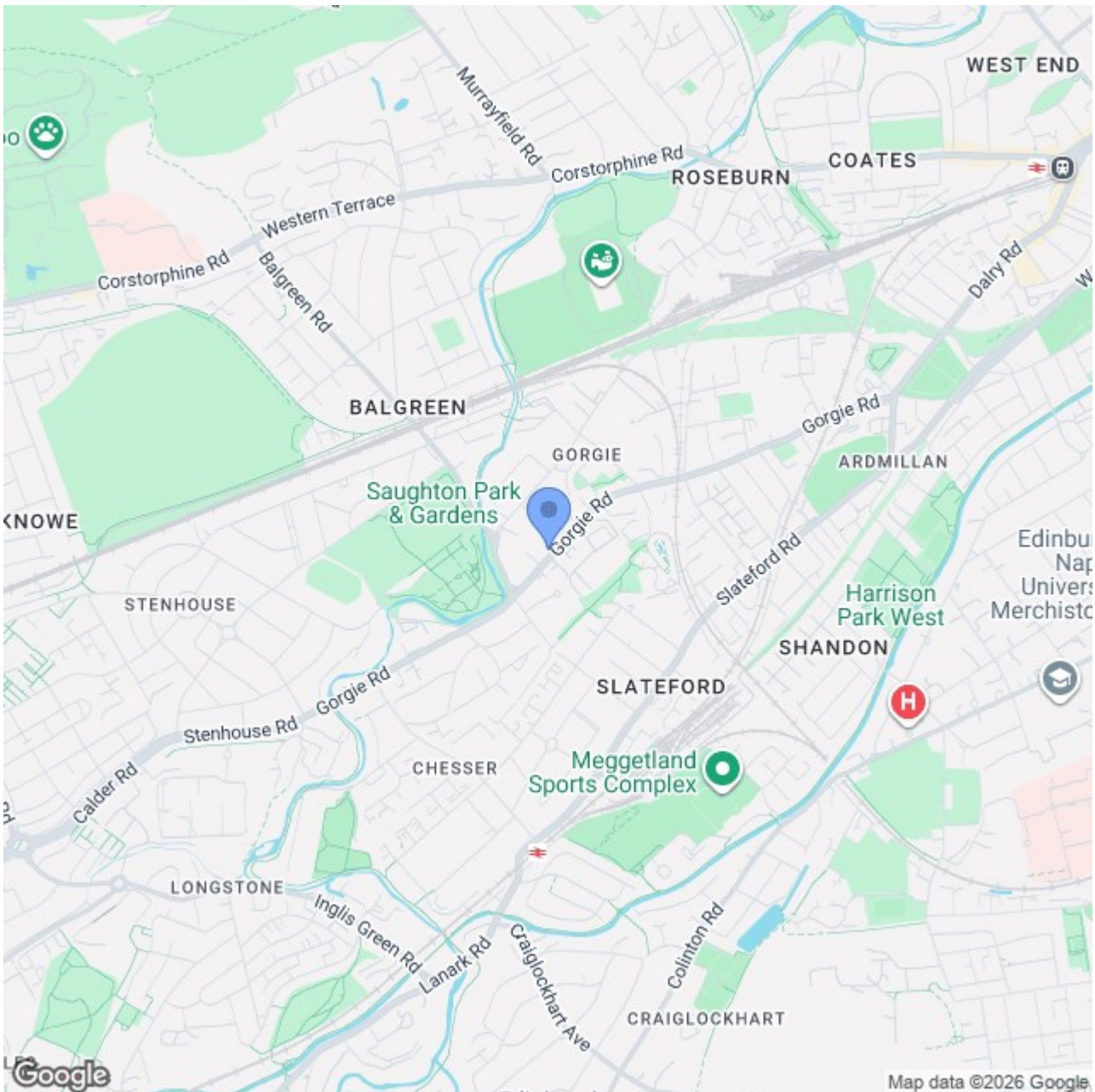
6'9" x 6'9" (2.08 x 2.06)

**Store**

6'9" x 6'7" (2.06 x 2.03)



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

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