



# 374 (1F2) Gorgie Road

GORGIE, EDINBURGH, EH11 2RQ



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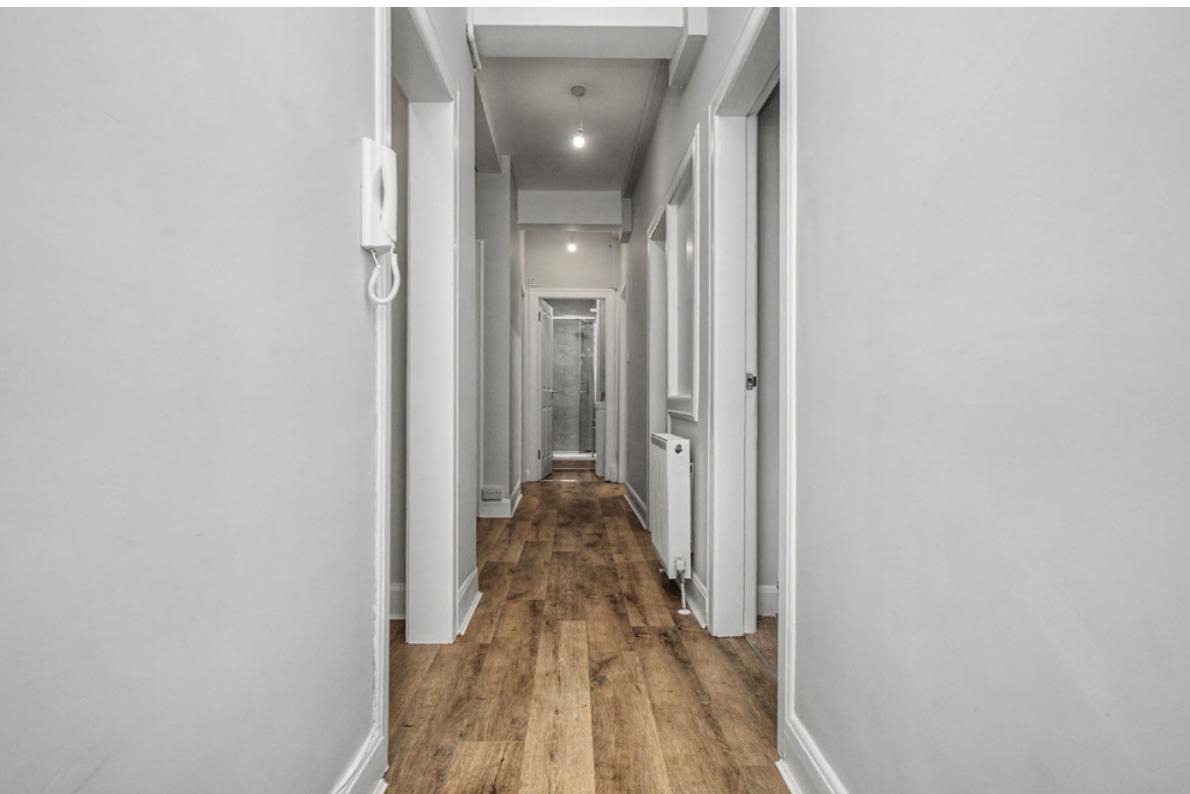


C



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## Property Summary

Welcome to a spacious four-bedroom first-floor flat which is brought to market in walk-in condition, offering a blank canvas of décor and quality finishings throughout. This superb home further boasts a generously appointed breakfasting kitchen, a modern bathroom and separate shower room, and private balcony providing views over the communal garden and Westfield Park.

Just a stroll from a wide range of amenities and regular bus links, this property also benefits from a highly convenient location in Gorgie, offering easy access to Edinburgh city centre.

### Extras

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances (oven, gas hob, and concealed extractor), an undercounter dishwasher, and a washing machine to be included in the sale.

### Features

- First-floor flat in move-in condition
- Situated in sought-after Gorgie
- Crisp neutral interiors throughout
- Secure telephone-entry system
- Welcoming entrance hall with built-in storage
- Living room with southeast-facing aspect
- Modern breakfasting kitchen
- Private balcony with views over communal garden and Westfield Park
- Four bright and airy bedrooms
- Modern 3pc bathroom with over-bath shower
- Quality shower room with a 2pc suite
- Large communal garden
- Controlled permit parking (Zone S6)
- Gas central heating and double glazing
- Home Report value - £260,000
- EPC Rating - C





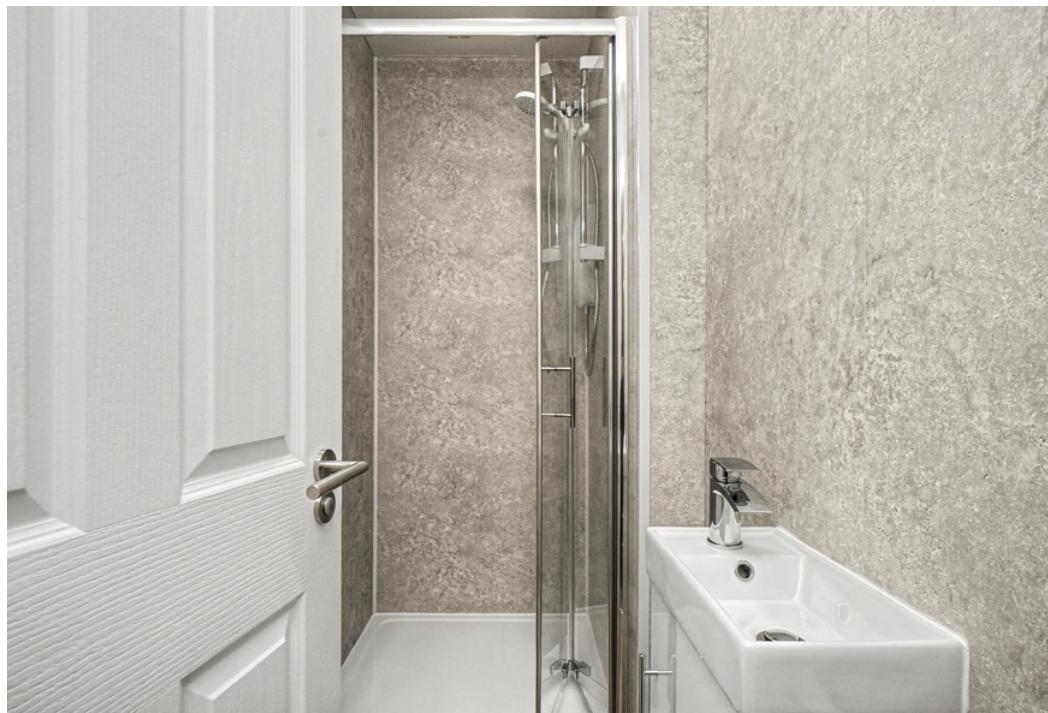
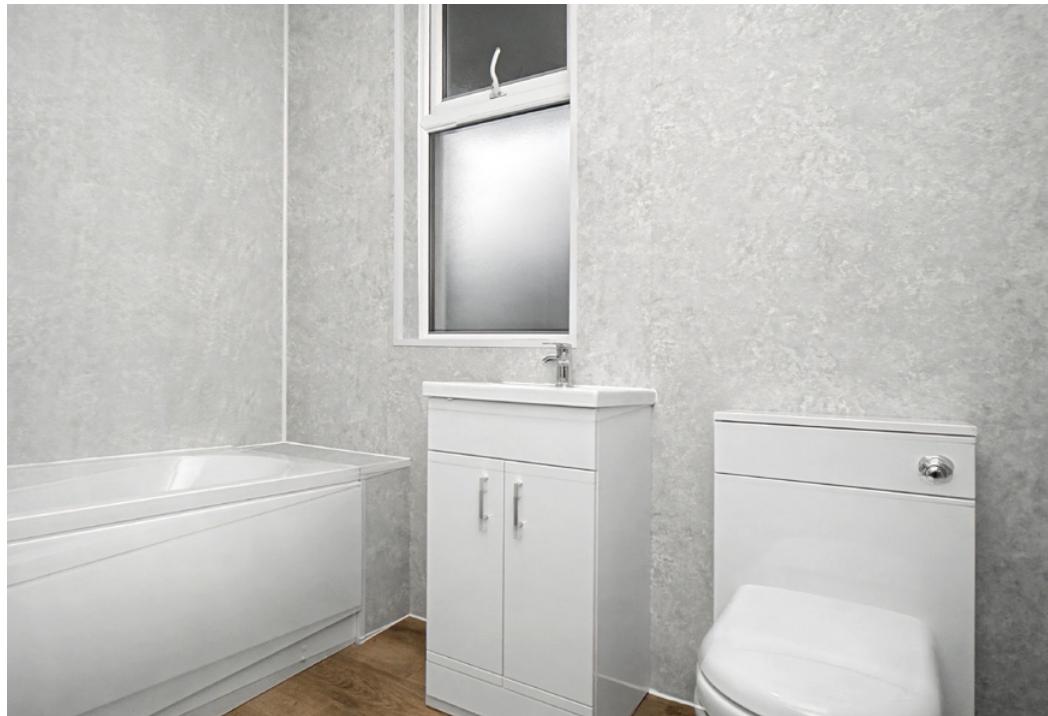
Living room with southeast-facing aspect and a  
**modern breakfasting kitchen**







Modern 3pc bathroom with  
over-bath shower and a  
quality shower room with a  
2pc suite







# Floorplan

