



374 (1F2) Gorgie Road

GORGIE, EDINBURGH, EH11 2RQ



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4



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EPC

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







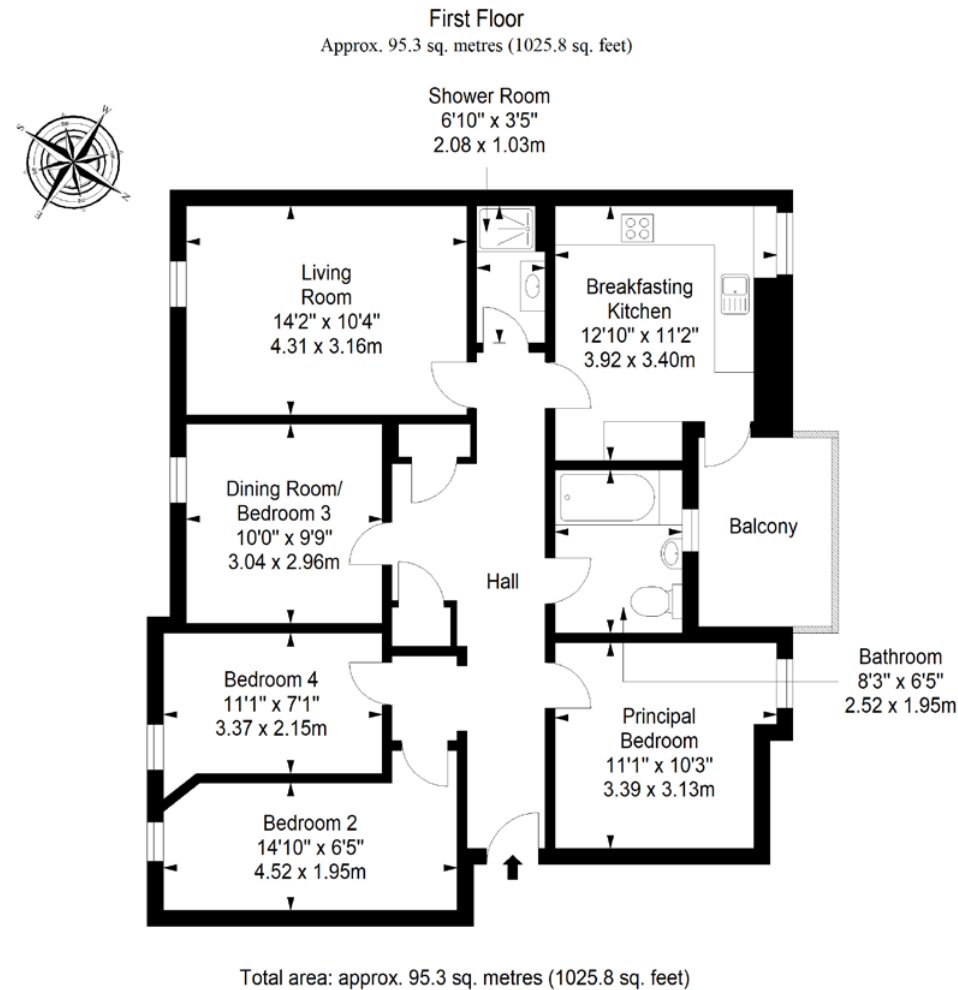
Modern 3pc bathroom with
over-bath shower and a
quality shower room with a
2pc suite







Floorplan



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