










Offers Over
£165,000

394/3 Gorgie Road

Gorgie | Edinburgh | EH11 2RN

This delightful, generously proportioned one-bedroom first floor flat is conveniently located in the high amenity area of Gorgie, close to excellent shops, services, commuting links and within easy reach of the city centre. In move-in condition the property would undoubtedly appeal to the first time buyer, young professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

In brief the attractive accommodation comprises; secure entry system, generously proportioned welcoming entrance hallway with useful storage cupboard, spacious and bright reception/dining room, fitted kitchen with appliances, good sized double bedroom with fitted wardrobes, and bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and allocated parking space.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine. The dining table, chairs and sofa can also be made available by separate negotiations.

Gardens, Parking & Factor

There is a well maintained shared communal garden as well as an allocated parking space. The development is managed by Charles White for a quarterly fee of approx. £344. This includes the maintenance of communal areas and block building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





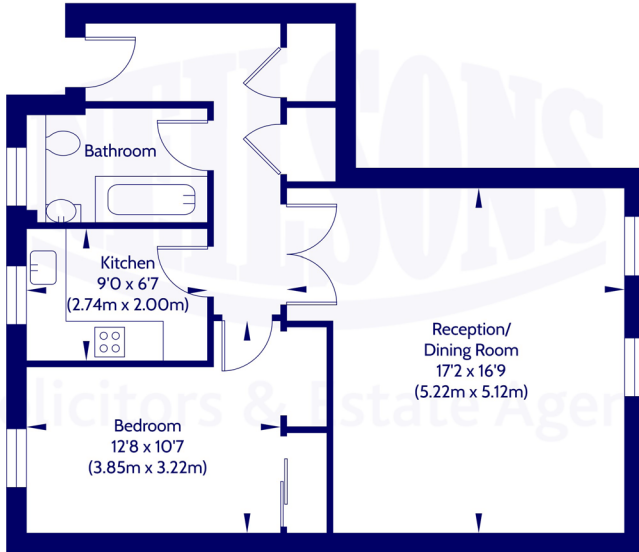
Location

Gorgie is a well-connected district located approximately 1.5 miles west of Edinburgh's City Centre. The area benefits from frequent and efficient bus services, offering swift access across the city, including convenient links to both Napier and Heriot-Watt Universities. Haymarket Train Station and the Murrayfield Tram Stop are also within comfortable walking distance, enhancing connectivity for commuters and students alike. For those travelling by car, the City Bypass is just a short drive away, providing direct links to Scotland's central motorway network. A wide range of local amenities can be found on the doorstep, including a large Sainsbury's, an Aldi supermarket, and an array of independent shops, cafes, and bars. Residents also enjoy excellent access to leisure facilities, with nearby options such as The Gym, PureGym, and the Fountain Park Leisure Complex — home to Cineworld, Nuffield Health, Genting Casino, Tenpin Bowling, Gravity Trampoline Park, and a selection of restaurants. Green spaces such as Harrison Park, Saughton Park and Rose Garden and the scenic Union Canal offer further opportunities for recreation and relaxation within easy reach.



Approx. Gross Internal Floor Area 58 Sq M / 621 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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