

**10/4 Smithfield Street
Edinburgh EH11 2PQ**

Offers Over £145,000

- One bed tenement flat
- Lounge/diner
- Kitchen
- Double bedroom
- Luxurious shower room
- Communal gardens
- Permit parking & On street parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Well maintained Ground Floor Flat

Blair Cadell are delighted to offer to market this lovely, well maintained one bed flat situated within the heart of Gorgie. The property is ideally placed with swift access to the city centre and would be perfect for the first time buyer or buy to let investor.

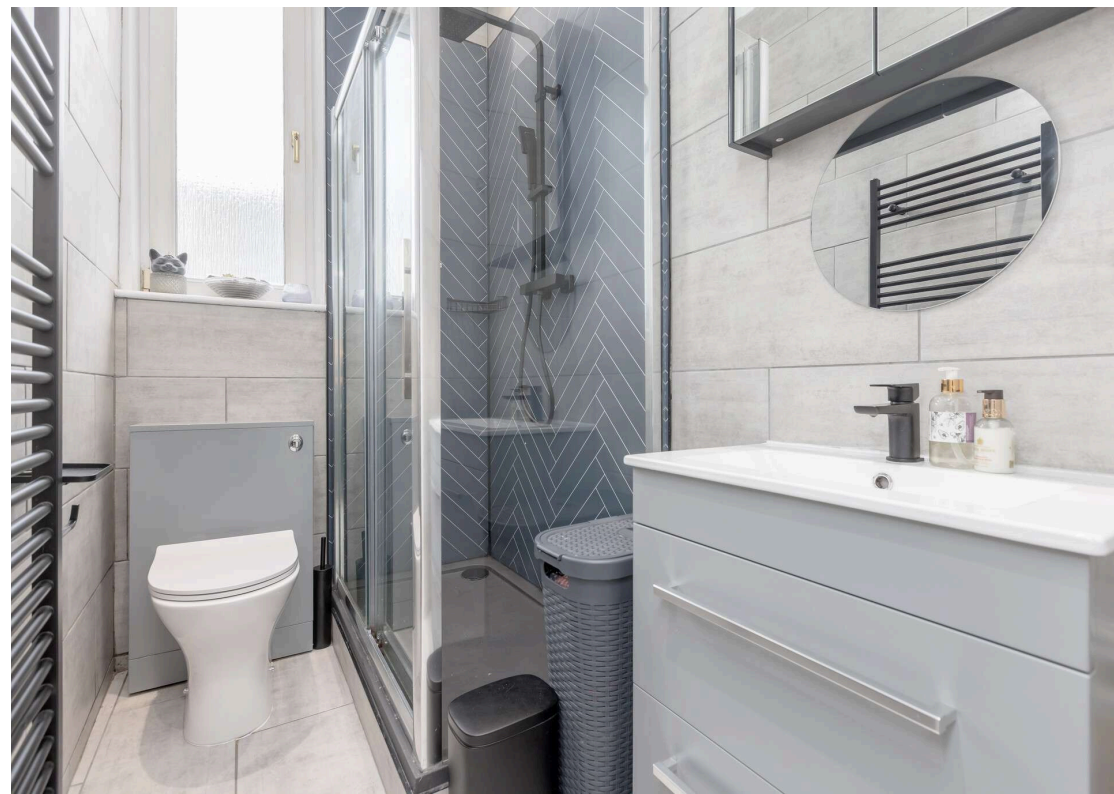
The accommodation comprises a spacious lounge, ideal for relaxing in the evening, with additional space suitable for home office use or dining area. The kitchen is fitted with a range of floor and wall-mounted units, a gas hob, and an electric oven, along with white goods which are included in the sale. The property features a double bedroom, peacefully located to the rear, offering built-in wardrobes. The luxurious shower room is fitted with a contemporary two-piece suite and a mains-powered shower. Further benefits include gas central heating and double glazing throughout, ensuring maximum efficiency. Externally, there is a well-maintained communal garden, on street parking and residents permit parking are available.

Gorgie is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station is just a short distance offering rail and tram links, ensuring effortless commuting throughout Edinburgh and beyond. For motorists, the nearby A8 allows fast access to the west and the central motorway network.

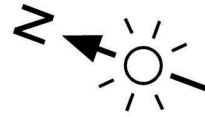
A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Gorgie and neighbouring Dalry. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex—with its cinema, gym, and restaurants—Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.

Viewing by appointment 0131 337 1800

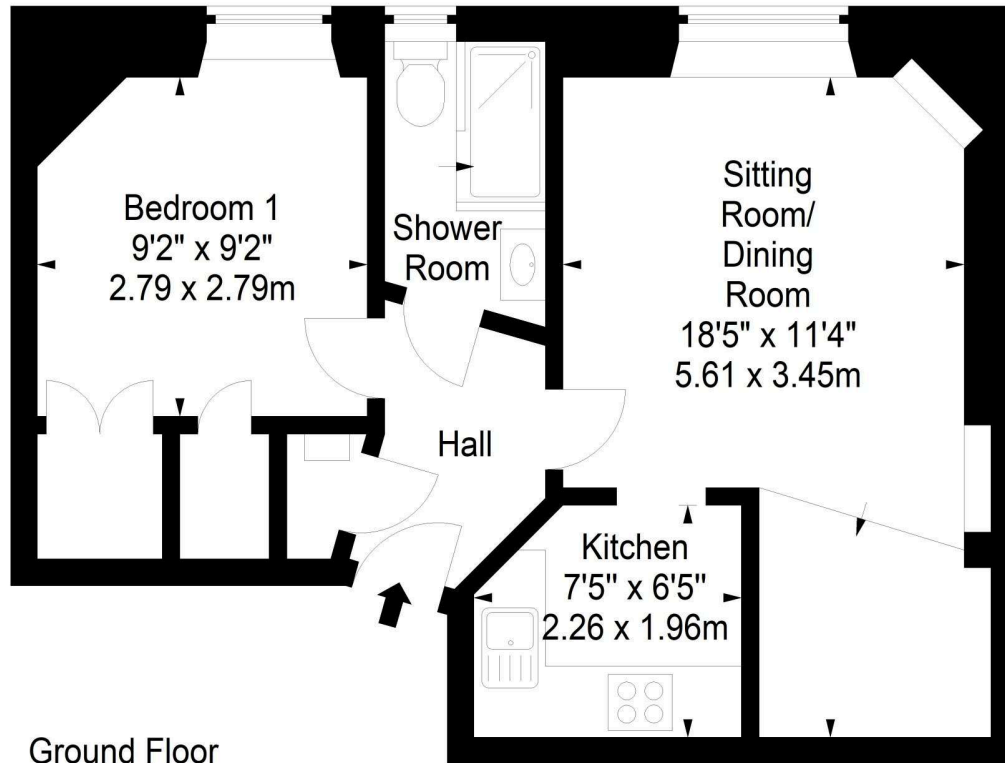




**Smithfield Street,
Edinburgh,
Midlothian, EH11 2PQ**



Approx. Gross Internal Area
435 Sq Ft - 40.41 Sq M
For identification only. Not to scale.
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Ground Floor



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