

**3/4 Smithfield Street
Edinburgh EH11 2PH**

Offers Over £145,000

- Exceptional one bed tenement
- Lounge/Diner
- Kitchen with ample storage
- Double bedroom with fitted wardrobes
- Luxurious shower room
- Gas central heating
- Double glazing
- Residents permit parking

Council Tax Band: B
Tenure: Freehold



Ground Floor Flat

3/4 Smithfield Street is an exceptional one bed flat situated within the heart of Gorgie. Offered in walk in condition 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 property comprises a welcoming lounge, providing a comfortable space to relax and unwind in the evening. The room also features a dining area, with additional space ideal for use as a home office or study, creating a versatile and practical living environment. Fitted with a range of stylish floor and wall-mounted units, the kitchen also benefits from an electric oven and hob, offering a practical and convenient setting for everyday living. Peacefully positioned to the rear of the property, the double bedroom benefits from built-in wardrobes and is complemented by a contemporary shower room featuring a modern two-piece suite and mains-fed shower. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Externally, residents can enjoy access to a communal garden, while on-street parking and residents' permit parking are also 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

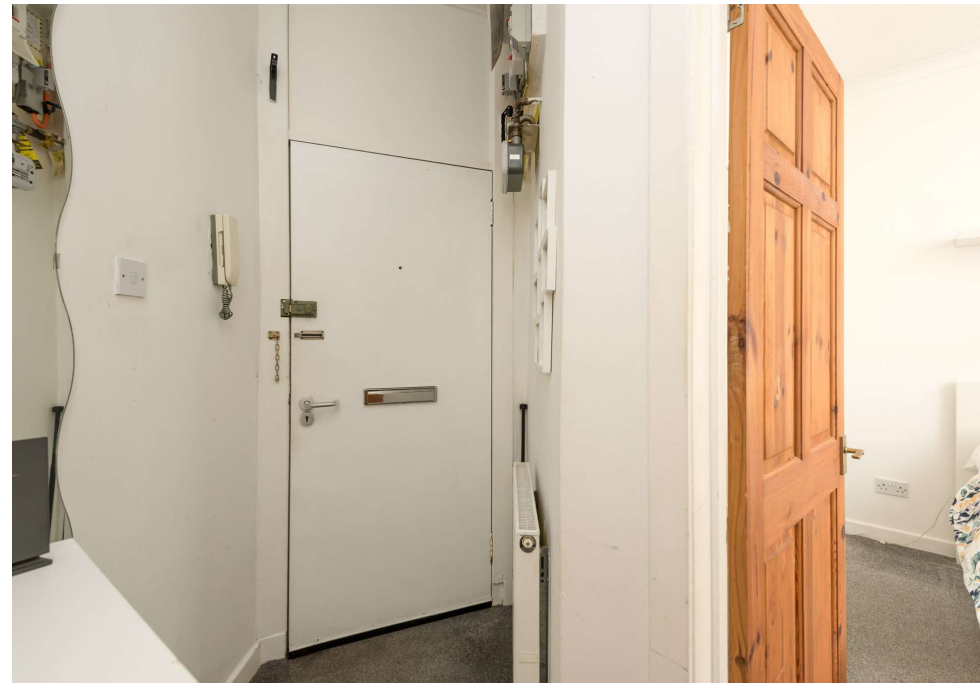
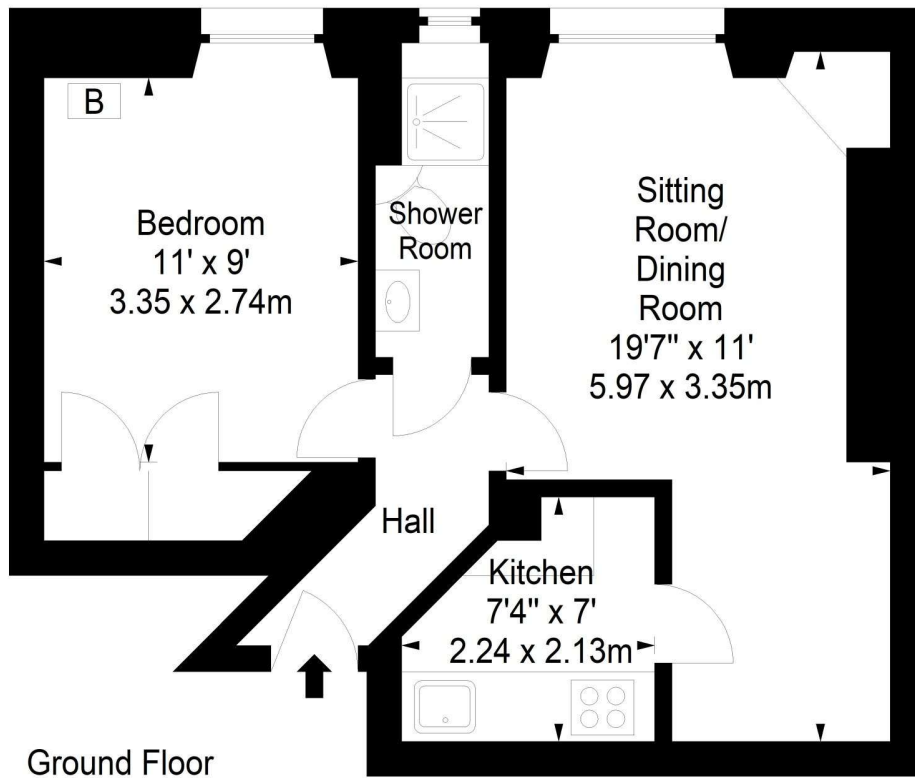
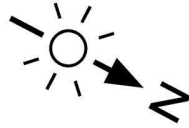




Smithfield Street,
Edinburgh,
Midlothian, EH11 2PH



Approx. Gross Internal Area
423 Sq Ft - 39.30 Sq M
For identification only. Not to scale.
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