



Spacious flat with great potential in a sought-after location



Situated in the ever-popular Gorgie area of Edinburgh, this one-bedroom second floor tenement flat offers a fantastic opportunity for buyers looking to create a lovely home or investment property. While the property would benefit from upgrading, it boasts generous proportions, excellent natural light, and lovely views towards the Pentland Hills. The spacious dining lounge is a standout feature, flooded with natural light and offering ample room for both comfortable seating and a dining area. A shelved cupboard adds character and practical storage, while the elevated outlook provides views across to Corstorphine Hill. The kitchen is fitted with a range of units and includes some appliances. It also enjoys pleasant views, making it a bright and functional space with great potential for modernisation. The well-proportioned double bedroom includes a wardrobe, which is to be included in the sale. The bathroom is fitted with a bath and overhead shower, vanity unit, and a window providing natural light and ventilation. The hallway offers access to all rooms and features two generous storage cupboards, enhancing the practicality of the flat. Additional benefits include original flooring, double glazing, and gas central heating (the boiler is not working and needs replaced, sold as seen). Externally, there is a communal garden to the rear and permit parking available. The property is well placed for excellent local amenities and benefits from good transport links, making it an ideal choice for first-time buyers, investors, or those seeking a project in a sought-after location.

Key Features

- Communal stair
- Hall, with storage
- Generous dining lounge
- Kitchen
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating system (boiler needs replaced, sold as seen)
- Communal garden
- Permit parking close by



Gorgie

The property is located in the popular area of Gorgie to the south west of the city centre which offers a good range of local shops and other amenities within walking distance, including Sainsbury's and Aldi. The property lies within easy reach of Napier University, Murrayfield Stadium, and the Fountain Park leisure complex with multi-screen cinema, gym and a variety of restaurants, cafes and bars. Outdoor activities can be found in nearby Harrison Park, Saughton Park, and the Union Canal with its walkways and cycle routes connecting to other parts of the city. A frequent bus service operates to the city centre and surrounding areas, as well as a direct route to Heriot Watt University, and Haymarket Train Station is within easy reach. The main motorway networks are easily accessible by car, as well as the City Bypass, the Forth Road Bridge and Edinburgh International Airport.



Extras

All blinds, light fittings, oven, hob, fridge and wardrobe are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

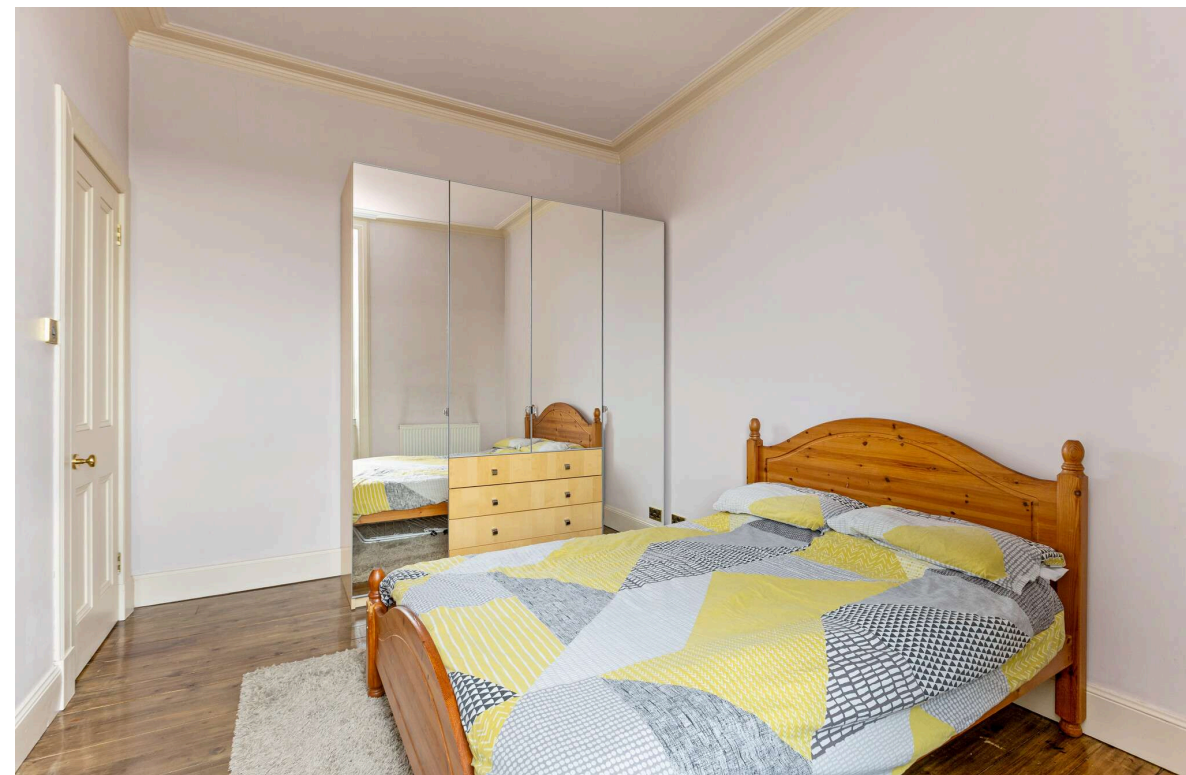
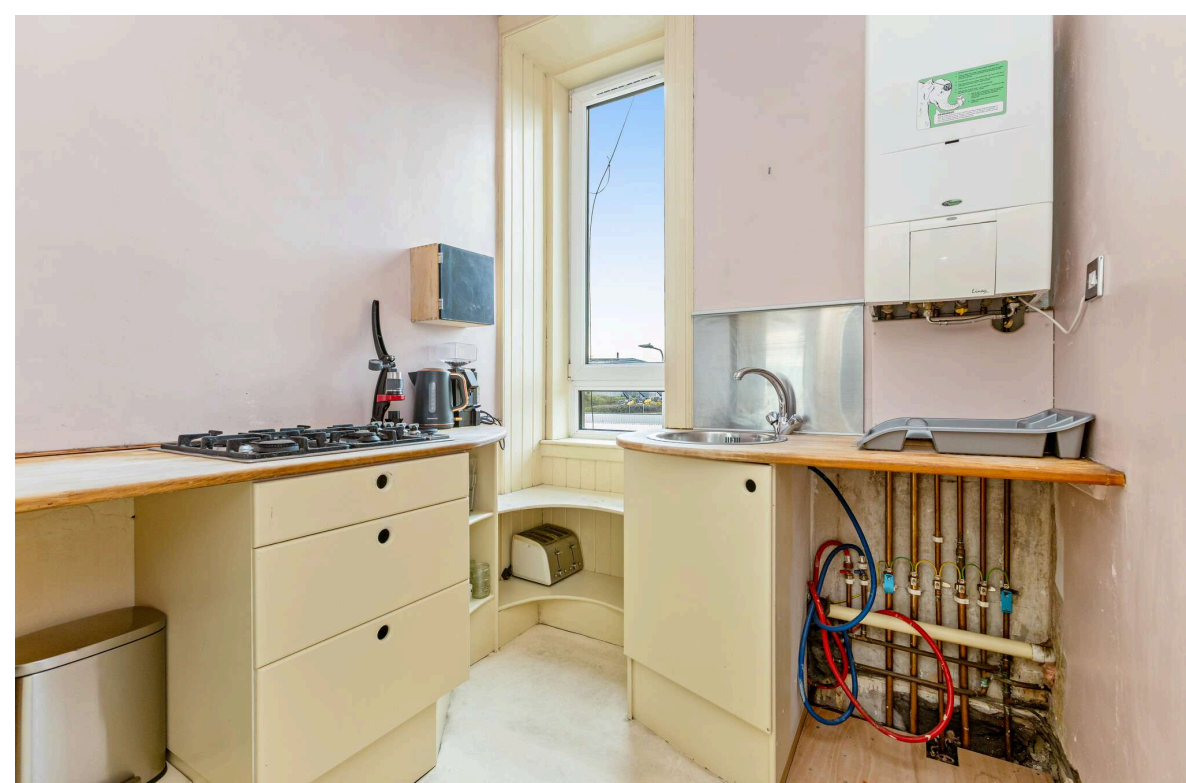
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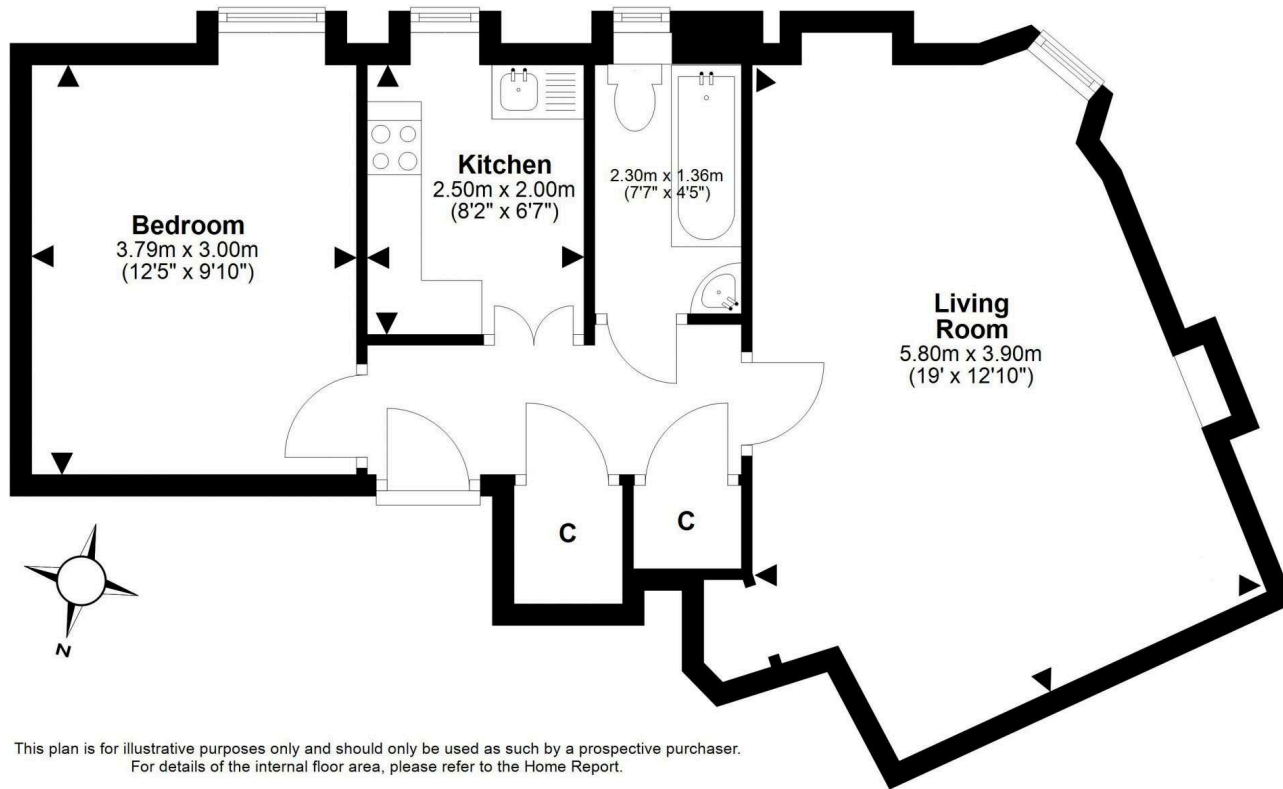
EPC Rating

C

Tenure

Freehold





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