



GILSON GRAY

LAW • PROPERTY • FINANCE

578/6 GORGIE ROAD

Gorgie, Edinburgh, EH11 3AL



578/6 GORGIE ROAD

Part of a sought-after modern development located on Gorgie Road by the Water of Leith, this two-bedroom, second-floor flat has a desirable position in the capital, near excellent amenities and regular public transport links. It is neutrally decorated throughout in move-in condition, and is finished with quality fixtures and fittings. In addition, the property has private residents' parking and large communal garden areas, and is an ideal home for a wide demographic.

Stepping into the flat, reached via a shared entrance and stairwell, a central hall greets you, providing convenient built-in storage. To the left is the living room. This welcoming reception area has a minimalist-inspired aesthetic, decorated in crisp white and laid with a fitted carpet in on-trend grey. The room is perfect for relaxing and socialising and enjoys lots of natural light from twin windows. In the kitchen, there is a well-appointed range of base and wall cabinets and a good amount of workspace. It is brightly illuminated by a glazed door to a Juliet balcony and it has room for a table for casual meals. A selection of integrated appliances are also included. Positioned side by side, the two double bedrooms both mirror the living area, enjoying neutral décor and carpeting for comfort. The principal bedroom also features a built-in wardrobe and a modern en-suite shower room. The three-piece family bathroom matches the style and standards of the en-suite. It is fitted with a hidden-cistern toilet, a storage-set washbasin, and a bathtub with an overhead shower and glazed screen.

Outside, the development provides landscaped communal garden areas and private residents' parking.

Extras: integrated kitchen appliances and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Second-floor flat in move-in condition
- Part of a modern development
- Desirable setting in popular Gorgie
- Near amenities & transport links
- Neutral interiors throughout
- Hall with built-in storage
- Bright living room
- Well-appointed kitchen
- Two double bedrooms
- Modern en-suite shower room
- Modern family bathroom
- Landscaped communal garden
- Private resident's parking

EPC RATING:

C

COUNCIL TAX BAND:

D

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

GORGIE, EDINBURGH

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. For sports fans, it is perhaps best known for Tynecastle Park (home to Heart of Midlothian F.C.) and for its proximity to Murrayfield Stadium, which hosts a varied programme of live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.

