





## 164/10 Gorgie Road, Edinburgh EH11 2NT

### Description

Generously proportioned one-bedroom top floor flat forming part of a traditional stone built Victorian tenement in a central location and close to excellent amenities. It would make an ideal investment property or starter flat, particularly given the convenient location for commuting to Heriot Watt and Napier Universities. The property would benefit from some upgrading but has excellent potential. It also has gas central heating.

The accommodation comprises:

- Entrance hall with shelf storage cupboard
- Open plan living / dining room with a bright southerly aspect
- The kitchen lies off the living room and has a range of storage units with laminate worktops and with a breakfast bar area
- The bathroom is fitted with a bath, pedestal wash basin and WC
- Good sized front facing double bedroom

### Location

Gorgie Road within in the popular area of Gorgie, which lies approximately 2 miles west of the City Centre. The nearest train station is Haymarket. Local supermarkets include a Sainsbury's at Westfield Road, Lidl on Slateford Road and Aldi on Gorgie Road. There is also a regular bus service to the City Centre and out to Heriot Watt University, making it a popular location for students. Leisure facilities nearby include Fountain Park with the Cinema and there are various gyms and swimming pools.

### Outside and Gardens

There is a shared garden to the rear of the tenement and parking is available on street.

### Extras

All fixed floor coverings, light fittings and kitchen appliances are included in the sale. All warranties are excluded for the appliances.



### Viewing details

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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EPC rating

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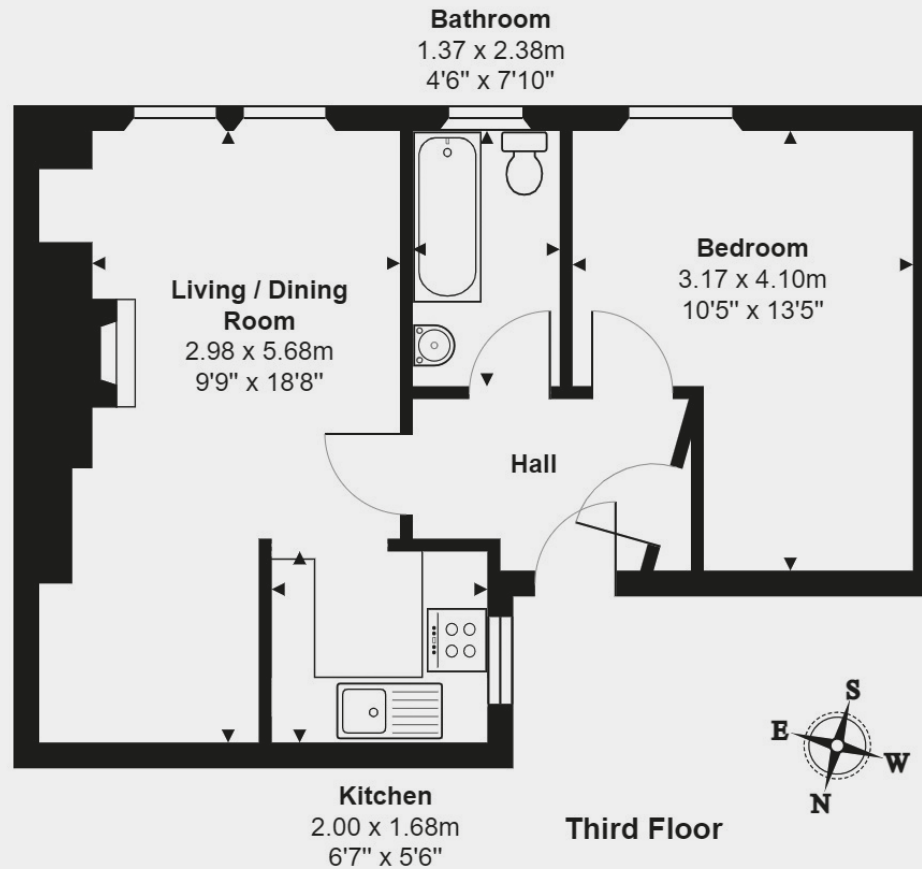


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Total Area: 40.0 m<sup>2</sup> ... 430 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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