



228-4 Gorgie Road

EDINBURGH | EH11 2PN

Description

A superb opportunity has arisen to purchase this charming, two-bedroom first floor flat, forming part of a well-maintained traditional tenement occupying a prime position within the heart of Gorgie. The property is offered to the market in good order throughout and the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with lovely leafy outlook, a contemporary fitted kitchen, master bedroom complete with ensuite shower room, a further good sized double bedroom and a modern family shower room. The property benefits from gas central heating, double glazing, good storage facilities, secure entry phone system and communal rear garden. This property will appeal to a variety of prospective purchasers and viewing is therefore highly recommended.

Location

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists, and doctors. There is a Sainsburys on Westfield Road, only a few minutes walk away. Leisure and recreational opportunities nearby include Saughton Public Park, Gorgie City Farm and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Tynecastle High School close by. The apartment is also on a Lothian bus route direct to Heriot Watt University. Excellent public transport links provide easy, quick access to the City Centre and beyond, whilst the City Bypass and motorway networks are all easily accessible by car.

Extras

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

For price and viewing information contact Agents.

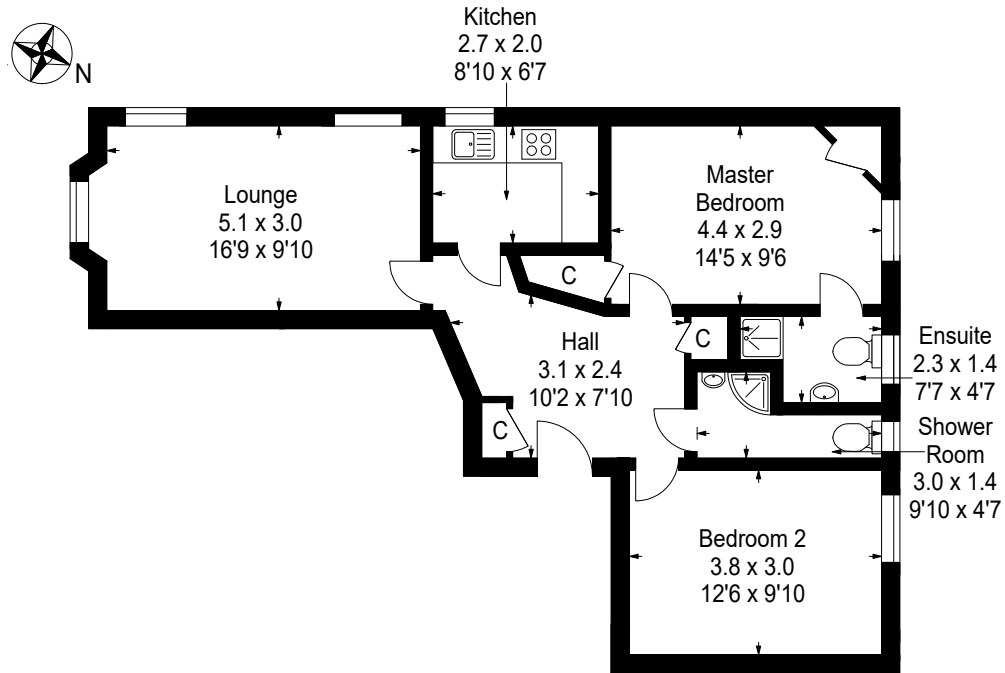


Features

- Entrance hallway
- Lounge
- Kitchen
- 2 Double bedrooms
- 2 shower rooms
- Double glazing
- Secure entry phone system
- Gas central heating
- Communal rear garden

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Approximate Internal Floor Area 732 Sq Ft / 68 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.