

**221/2 Gorgie Road**  
**Edinburgh, EH11 1TU**





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## 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 Sainsbury's, banking, Post Office facilities, dentists and doctors. Leisure and recreational opportunities nearby include Saughton Public Park, Tynecastle Football Stadium and Fountain Park Entertainment Centre which include a cinema, Virgin Active Gym, Gambados Indoor Soft Play Centre as well as various restaurants. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student.

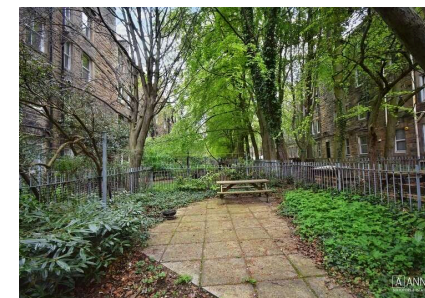
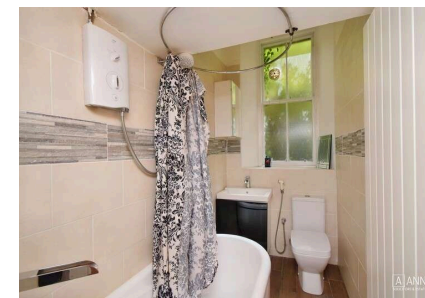
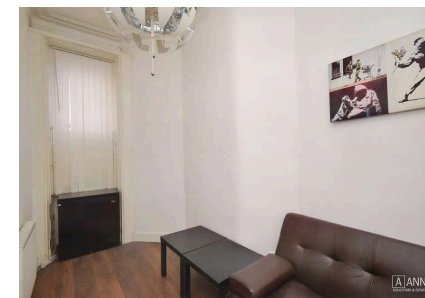
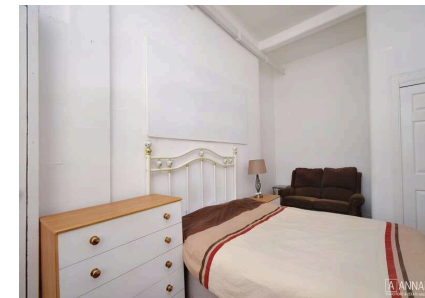
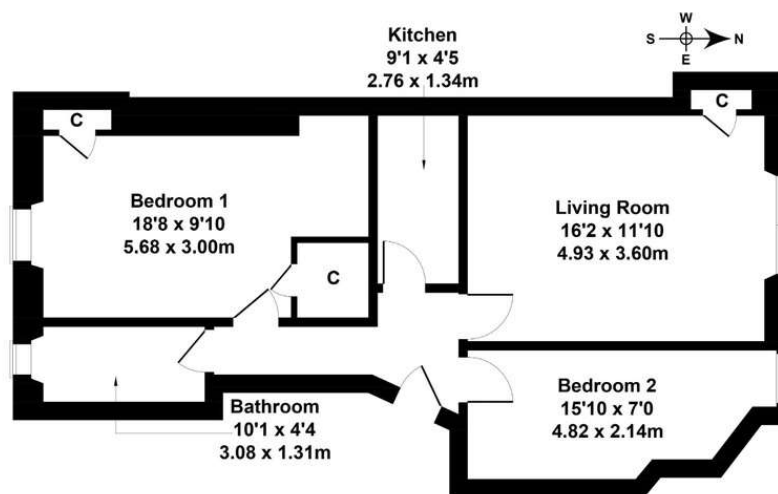
Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

## DESCRIPTION

221/2 Gorgie Road is a flexible two-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre with links to all Edinburgh universities. Ideal first time buy or buy to let investment, the accommodation comprises: secure door entry system; communal stair; hallway; living room with a large window allowing for plenty of natural light, tall ceilings and storage cupboard; kitchen with fitted units and integrated cooker and hob; double bedroom one offers ample space for furniture and two store cupboards; bedroom two offers a flexible space which can also be used as a study or office; family bathroom with three piece suite and shower over bath

Further benefits include gas central heating; double glazing; fixtures and fittings including blinds included, shared rear garden; free on street parking; good local amenities and excellent transport links available directly outside property. The energy efficiency rating for this property is band D

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



**A ANNAN**  
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