



GILSON GRAY

LAW • PROPERTY • FINANCE

7/14 SMITHFIELD STREET

Gorgie, Edinburgh, EH11 2PH



Offering an ideally proportioned city home for first-time buyers, couples, professionals, and rental investors alike, this one-bedroom third/top-floor flat forms part of a traditional tenement building in Gorgie and additionally benefits from access to a shared garden and unrestricted on-street parking. The flat lies close to the area's amenities, including shops, transport links, and open spaces, as well as the heart of the capital which is just a couple of miles away.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale, alongside freestanding appliances. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

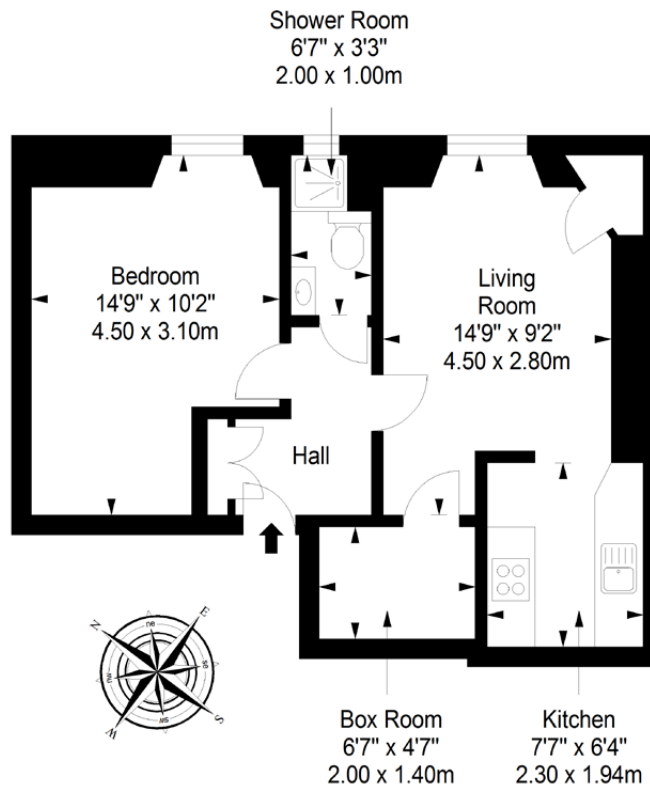
- Traditional third/top-floor flat in Gorgie
- Attractive, neutral interiors
- Secure shared stairwell
- Hall with built-in storage
- Good-sized living room
- Contemporary kitchen
- Well-proportioned double bedroom
- Stylish shower room
- Access to shared garden
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - B



“CONTEMPORARY
KITCHEN, A
WELL-PROPORTIONED
DOUBLE BEDROOM AND A
STYLISH SHOWER ROOM”



Top Floor
Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 39.6 sq. metres (426.2 sq. feet)



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BORDERS

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