

COULTERS[©]

221/5 GORGIE ROAD

GORGIE, EDINBURGH, EH11 1TU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within a traditional tenement in the heart of vibrant Gorgie, this two-bedroom second floor apartment offers superb potential. Although now in need of some cosmetic upgrades, the property has a practical layout with well-proportioned rooms, high ceilings, and an abundance of light.

The generous living room offers plenty space for dining, and is conveniently positioned beside the internal fitted kitchen. Both bedrooms are good size doubles and a bright bathroom to the rear of the property, completes the accommodation.

Double glazing is fitted throughout and there is partial electric heating with electric radiators in place.

KEY FEATURES



Second floor apartment



Two double bedrooms



Shared gardens to rear



Permit parking available



Buses direct from front door to city centre



Major supermarkets within walking distance



GARDENS AND PARKING

Communal gardens are situated to the rear of the property. Free on street parking is currently available, however, a permit system will soon be coming into force.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, freestanding white goods and integrated appliances are included in the sale price.

THE LOCAL AREA

Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighborhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness. The Union Canal nearby offers scenic routes for walking, cycling, and running. Gorgie is known for its bustling coffee shops, niche retailers, pubs, and takeaways, with acclaimed restaurants a short distance down the road in Dalry. Gorgie has independent convenience stores, a Scotmid, bakeries, pharmacies, and more for daily shopping. Larger shopping needs can be met at Lidl in Dalry, with Aldi and Sainsbury's less than a ten-minute walk away. The property is conveniently located for Heriot-Watt University and Edinburgh Napier University, with regular bus services to the City Centre. The City Bypass, Edinburgh Airport and M8 are all easily accessible.

GET IN TOUCH



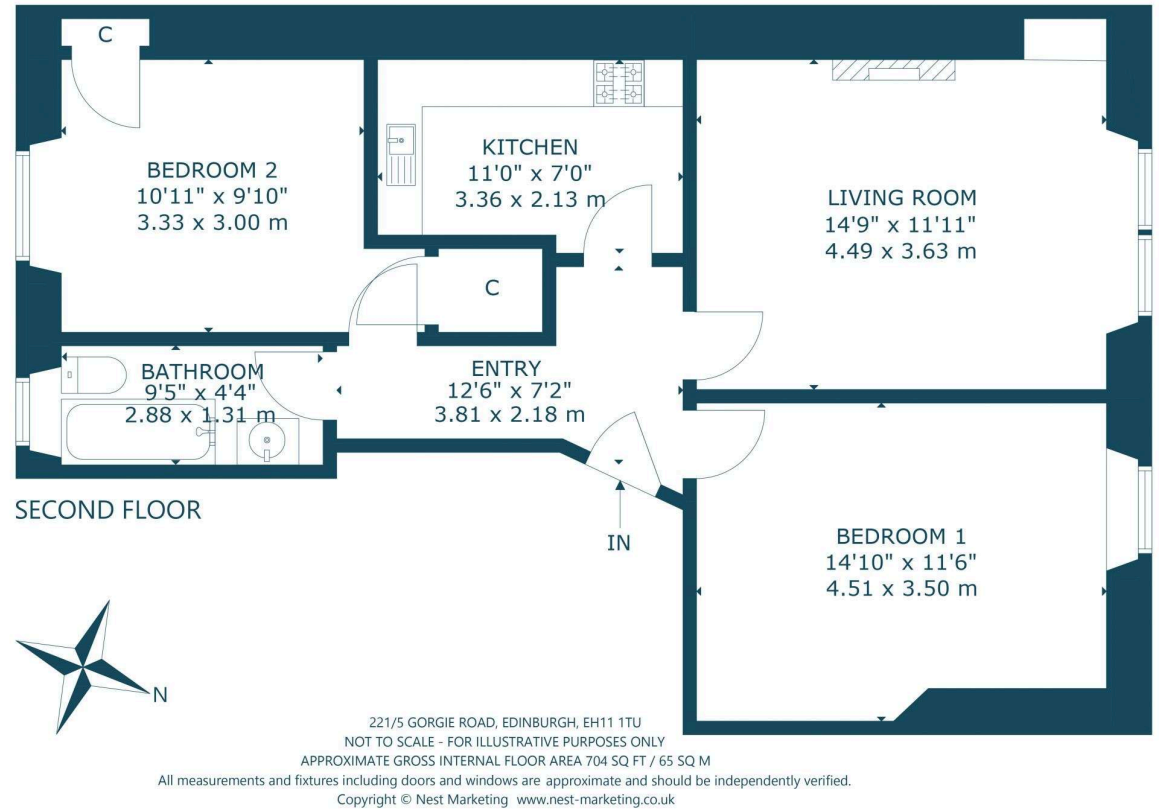
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.