



GILSON GRAY

LAW • PROPERTY • FINANCE

13/11 SMITHFIELD STREET

Gorgie, Edinburgh, EH11 2PG



Presented in turnkey condition and enjoying attractive, modern interiors, this second-floor flat forms part of a traditional building in Gorgie and offers an open-plan breakfasting kitchen and living room, a double bedroom, and a shower room, plus access to a shared garden and unrestricted on-street parking. It is perfectly proportioned for first-time buyers, city professionals, couples, and rental investors alike, and benefits from easy access to nearby amenities and the heart of the capital.

Extras: Integrated kitchen appliances comprising an oven, hob, fridge, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional second-floor flat in Gorgie
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Welcoming hall
- Modern breakfasting kitchen/living room
- Well-proportioned double bedroom
- Attractive, partially tiled shower room
- Access to shared garden
- Unrestricted on-street parking



"THIS ONE-BEDROOM
SECOND-FLOOR FLAT
IS SITUATED CLOSE TO
AMENITIES AND THE
CITY CENTRE."



EPC RATING:



COUNCIL TAX BAND:



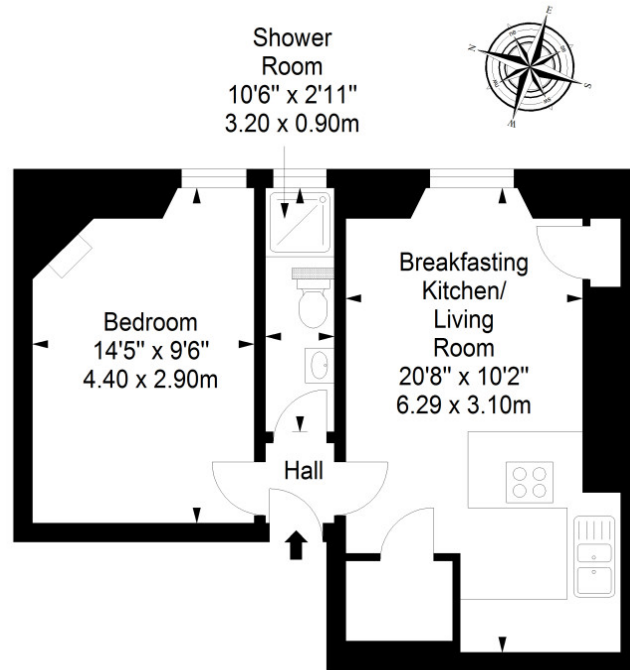
VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

Second Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 38.2 sq. metres (411.2 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



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