





This traditional third/top-floor flat is a spacious one-bedroom residence that has a desirable setting in Gorgie. It is positioned within easy reach of excellent amenities, green spaces, and regular transport links providing a swift commute into Edinburgh city centre. Furthermore, the home enjoys well-proportioned rooms with high ceilings. Whilst it would benefit from cosmetic upgrades, the flat will certainly appeal to a variety of buyers, including city professionals, first-time purchasers, and couples alike.

Extras: an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Third/top-floor flat in popular Gorgie
- Part of a traditional tenement building
- Bright and airy accommodation
- Entrance hall with built-in storage
- Southwest-facing living/dining room
- Galley-style fitted kitchen
- Double bedroom with built-in wardrobe
- Bright three-piece shower room
- Communal garden and drying green
- Controlled permit parking



"A ONE-BEDROOM
THIRD/TOP-FLOOR
FLAT WHICH FORMS
PART OF A
TRADITIONAL
TENEMENT IN
POPULAR GORGIE"



EPC RATING:

D

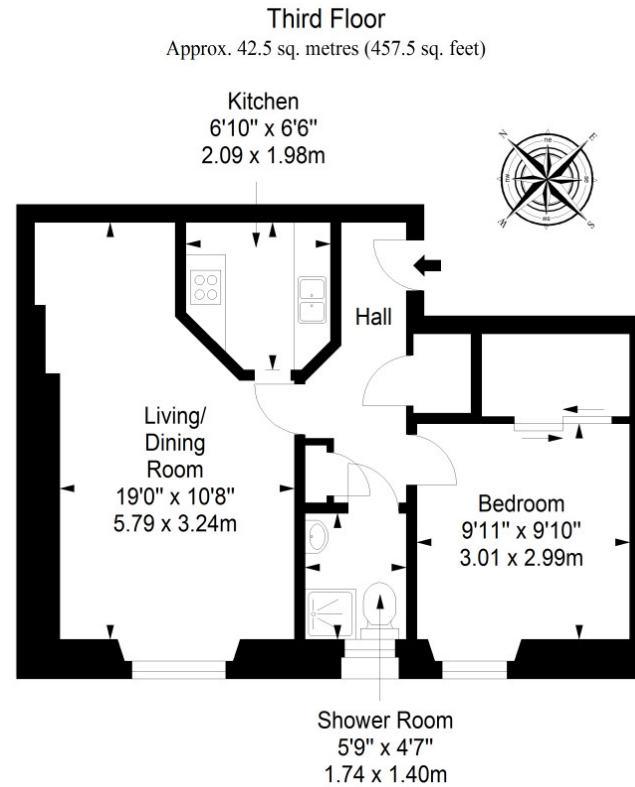
COUNCIL TAX BAND:

D

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK



Total area: approx. 42.5 sq. metres (457.5 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

