

# 10, 3F3 Smithfield Street

Gorgie, Edinburgh, EH11 2PQ

mhdlaw



1 Public 1 Bed EPC

*“Well Presented Top Floor Traditional Flat”*







# Features

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- Well Presented Top Floor Traditional Flat
- Entrance Hall
- Living/Dining Room
- Separate Kitchen
- Generous Double Bedroom With Built-In Wardrobes
- Further Storage Cupboard
- Bathroom
- Shared Garden To Rear
- Double-Glazing
- Gas Central Heating
- Close To Local Shops And Amenities



## DESCRIPTION

This smart and bright, one bedroom, third floor flat is situated on the top floor of a traditional tenement building just moments from the facilities of Gorgie Road. The property will undoubtedly appeal to first-time buyers, city professionals, couples, and rental investors alike, and benefits from easy access to nearby amenities and the heart of the capital.

## LOCATION

The flat is located on a residential street which runs north off Gorgie Road. The area is very well served by local amenities with an array of restaurants, takeaways and coffee shops in the immediate vicinity, and both Sainsbury's and Aldi supermarkets very close at hand. Both Tynecastle Park and Murrayfield Stadium can be found nearby and regular buses stop on Gorgie Road, giving quick access to the city centre. For travel further afield Haymarket Station is approximately 1 mile away, and motorists can use the A70 or A71 for rapid access to the City Bypass and M8.

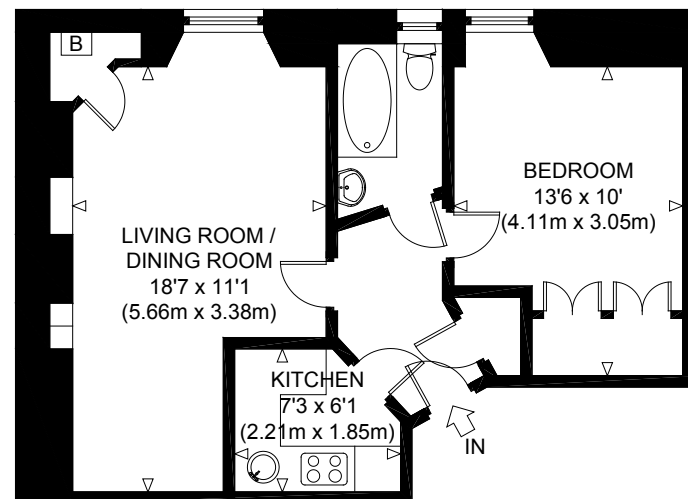
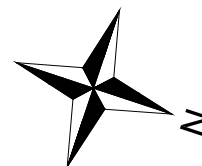
**HOME REPORT VALUE – £150,000**

**COUNCIL TAX BAND – B**

*Please click here to view the video for this property*



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



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 460 SQ FT / 42.7 SQ M

SMITHFIELD STREET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 460 SQ FT / 42.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Viewing – By appointment, please call MHD Law on 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

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**espc**