










Fixed Price

**£165,000**

## 7/10 Newton Street

Gorgie | Edinburgh | EH11 1TG

This traditional second floor flat is situated within the high amenity area of Gorgie and is well placed for easy access to Haymarket Railway Station by way of good public transport. The light and airy accommodation would make an ideal purchase for first time buyers, professionals or investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit/Metered Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – B



## Description

In brief the accommodation comprises; secure entry phone to the common stair, welcoming hallway with storage and giving access to all rooms, light and airy twin windowed reception room, open plan well laid out kitchen with a range of base and wall mounted units with co-ordinating work surfaces/splash backs, spacious double bedroom with walk in wardrobe and partly tiled shower room. The accommodation has electric heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge, small freezer and washing machine.

## Gardens & Parking

There is a communal garden located to rear. Ample permit/metered parking is available within the area.

## Viewing

By appointment through Neilsons 0131 625 2222.

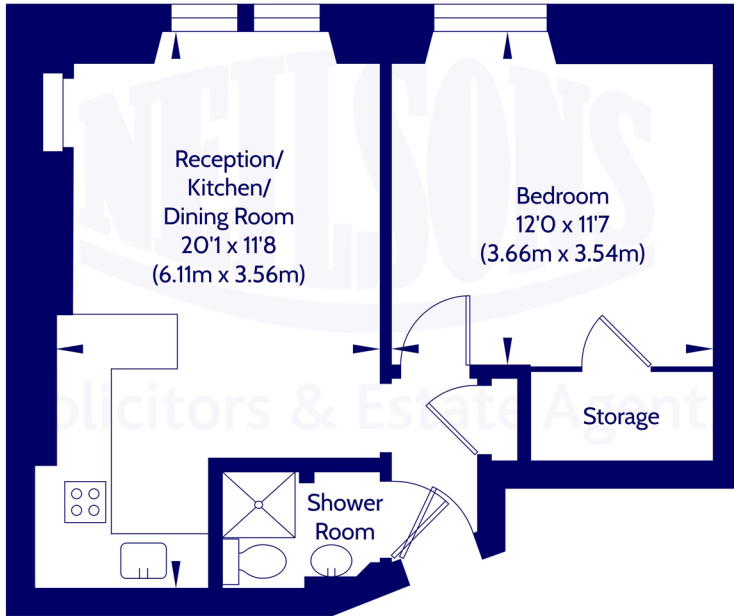




## Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including access to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the citybypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs. Harrison Park and the Union Canal are also in close proximity

Second Floor  
Approx. Internal Area 38.63 Sq M / 416 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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