










Offers Over
£150,000

3/15 Smithfield Street

Gorgie | Edinburgh | EH11 2PH

This well presented third floor apartment forms part of a period terrace and enjoys a central high amenity location in the capital's vibrant Gorgie area. Freshly carpeted and tastefully decorated throughout, the property offers well proportioned accommodation, perfectly suited to the first-time buyer or buy to let investor.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – D
-  Council tax band- B



Description

The internal space is accessed via a well-maintained communal hallway and briefly comprises: entrance hall, comfortable front facing reception/dining room with contemporary décor and newly laid carpet, separate kitchen fitted with a good variety of wood fronted units, coordinated worktops, tiling to splash areas and a variety of built-in appliances, good sized double bedroom with fitted mirrored wardrobes, and tiled shower room with two piece white suite and separate shower enclosure.



Extras

All floor coverings, blinds, curtain poles and integrated appliances will be included.

Gardens and Parking

There is an extensive shared garden to the rear of the building and ample permit parking is available on Smithfield Street and many of the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).



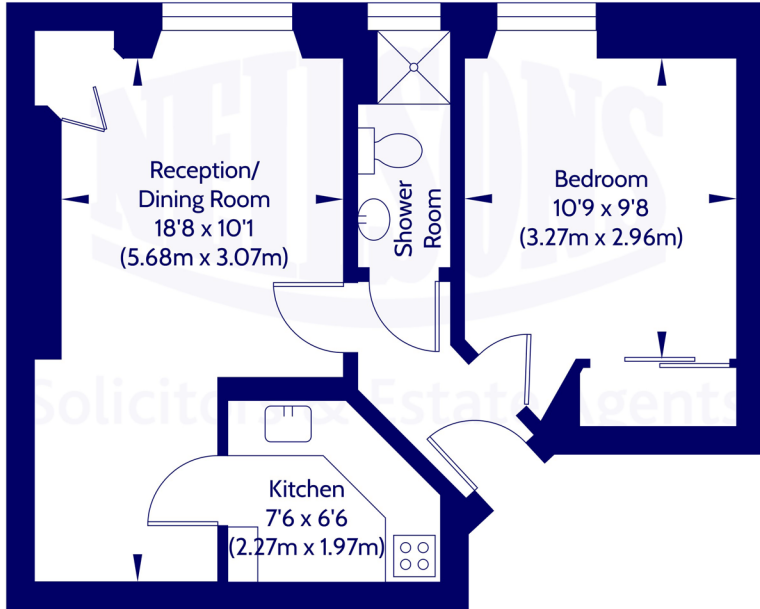


Location

The property is in the popular and diverse area of Gorgie, situated approximately 1.5 miles from Edinburgh city centre. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh Airport. There is an abundance of excellent amenities on the doorstep, including a large Sainsbury's, Aldi, and M&S Simply Food, as well as specialist shops, cafes, restaurants, and bars. A wide range of leisure facilities are also within close proximity, including The Gym, Pure Gym, and, most notably, the Fountain Park complex.



Third Floor
Approx. Internal Area 39.38 Sq M / 424 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.



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