



572/5 Gorgie Road
Edinburgh, EH11 3AL



"Gorgie Road is a beautifully presented second floor flat, set within a popular, high amenity area"

- SECURE DOOR ENTRY SYSTEM
- STAIRWELL
- HALL
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN





LOCATION

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Areas close by include Dalry, Haymarket and Murrayfield.

Local shops on Gorgie Road offer a comprehensive range of services and other amenities including Sainsbury's, banking, Post Office facilities, dentists and doctors. Leisure and recreational opportunities nearby include Saughton Public Park and Gorgie City Farm. The property is situated near LIFT Gym and is close to 02 Academy, Asda and M&S. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student. Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



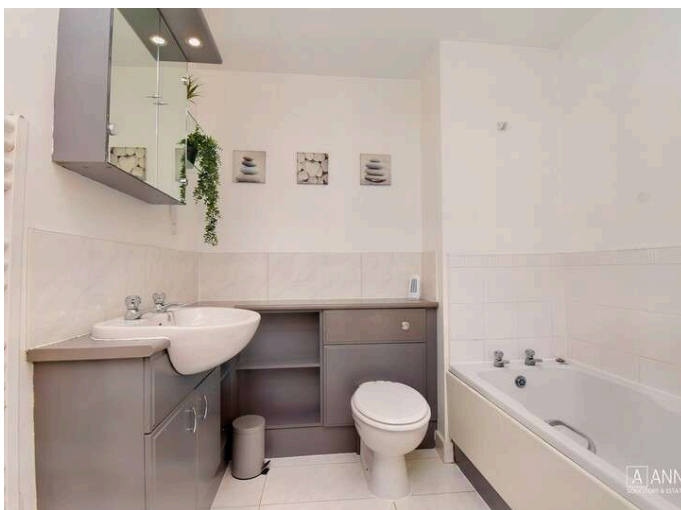
DESCRIPTION

Gorgie Road is a beautifully presented second floor flat, set within a popular, high amenity area, forming part of a modern factored development within Gorgie. The flat has two parking permits for the unallocated off street resident's parking area and has been freshly decorated prior to marketing. Early viewing is highly recommended. Offered in exceptional order, the accommodation comprises: welcoming hallway; bright and spacious living/dining room; kitchen with ample floor and wall mounted storage units as well as breakfast bar; double bedroom 1 with mains fed ensuite shower room and built-in wardrobe; double bedroom 2 and a bathroom with white three piece suite which completes the accommodation on offer. The property has electric heating and double glazing. Further benefits include: secure entry-phone system; communal landscaped gardens and bike store.

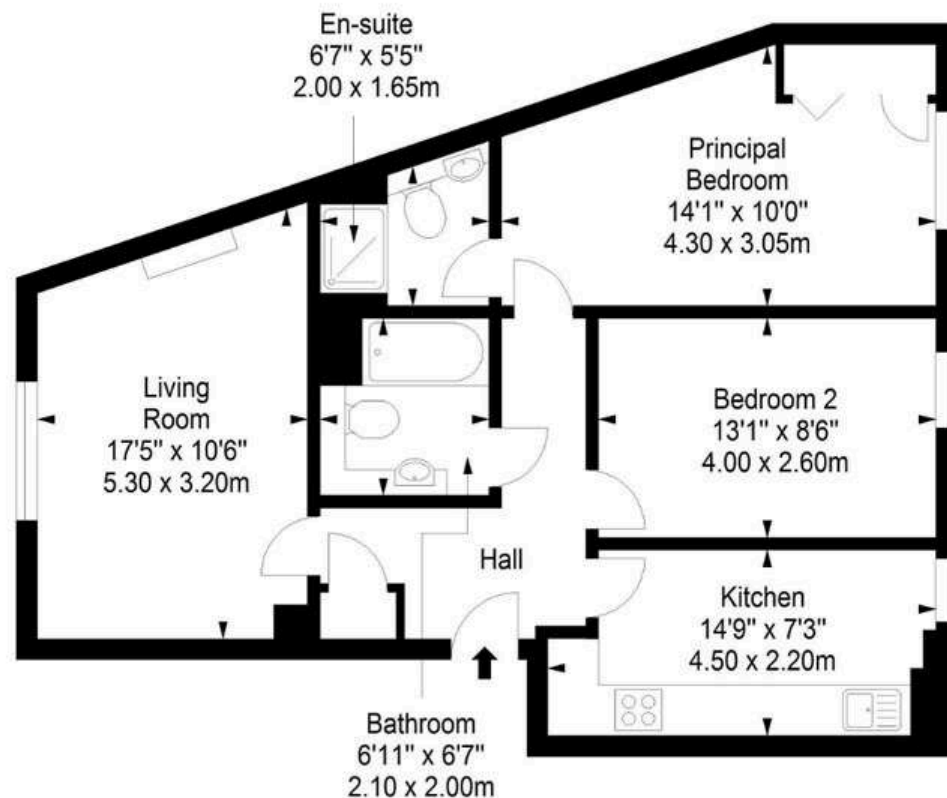
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Second Floor



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