



GILSON GRAY

LAW • PROPERTY • FINANCE

5/14 SMITHFIELD STREET

Gorgie, Edinburgh, EH11 2PH



Set on the third/top floor of a handsome red sandstone tenement building in Gorgie, this one-bedroom flat is presented with a neutral colour palette throughout and represents an ideal purchase for first-time buyers, professionals, couples, and rental investors alike. The flat benefits from excellent amenities on the doorstep and within easy reach, such as shops (including supermarkets), transport links, eateries, parks and open spaces, whilst the heart of the capital is just over two miles away.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan, and a freestanding washing machine will be included in the sale. Please note, no warranties or guarantees will be provided for the appliances.

FEATURES

- Traditional third/top-floor flat in Gorgie
- Close to excellent amenities
- Secure shared entrance and stairwell
- Welcoming hallway
- Airy, east-facing living room
- Bright fitted kitchen
- Double bedroom with built-in storage
- Bathroom with shower-over-bath
- Access to a good-sized shared garden
- Controlled on-street parking (Zone S6)



"THIS ONE-BEDROOM
THIRD/TOP-FLOOR
FLAT IN GORGIE IS
SURE TO APPEAL TO A
WEALTH OF BUYERS."



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

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

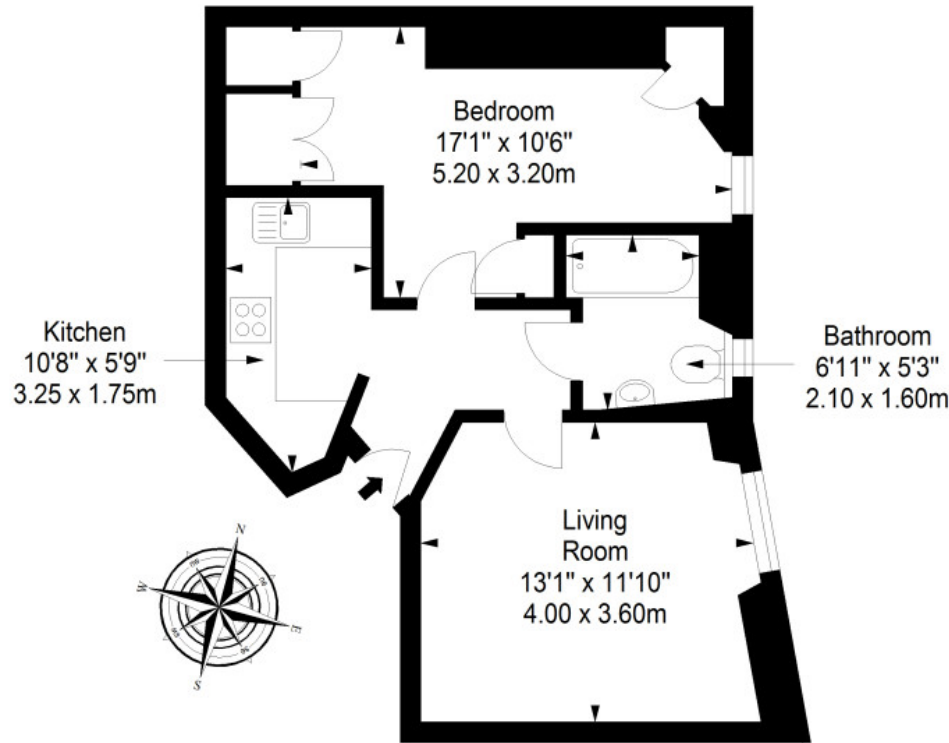
2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

Third Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 44.2 sq. metres (475.8 sq. feet)

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