

COULTERS[©]

3/12 MCLEOD STREET

GORGIE, EDINBURGH, EH11 2NJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/12 McLeod Street is a bright and well-proportioned top (3rd) floor flat, forming part of a traditional stone built tenement. The property is located to the rear of the building and offers direct views onto the Heart of Midlothian football stadium entrance.

The flat is filled with natural light and benefits from an entry phone system, laminate flooring in most rooms, double glazing and electric heating.

KEY FEATURES



Bright top (3rd) floor flat.



One double bedroom.



Shared rear garden.



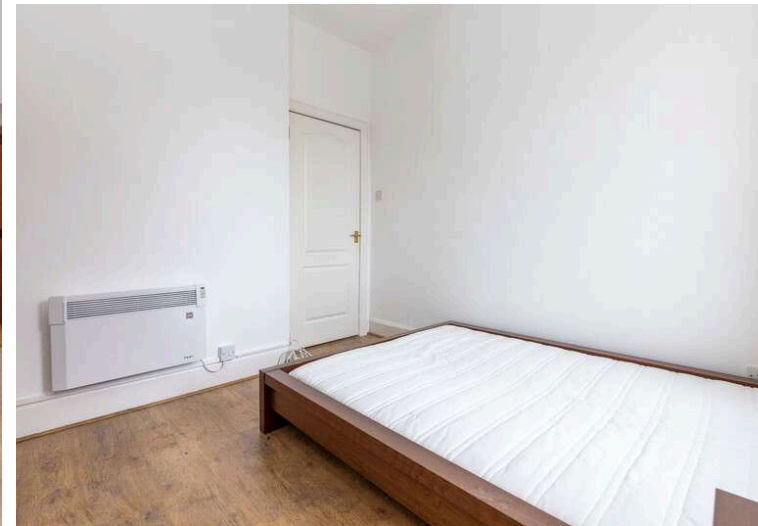
On street permit holder parking.



Located in the popular area of Gorgie.



Excellent local amenities nearby.



The front door opens on to a white hall with two good sized storage cupboards (one housing the hot water tank), which in turn leads to the spacious and airy open plan lounge / kitchen. The wide proportions allows space for a small dining table and chairs, whilst a breakfast bar creates a separation between the lounge and kitchen areas. White wall and base mounted cabinetry with worktops provides ample worktop space. The appliances comprise; electric cooker, fridge, freezer and washing machine. Adjacent is a good sized double bedroom, also with views to the rear of the property. The bathroom has an electric shower over the bath, in addition to a WC and wash hand basin.

There is a shared garden to the rear of the property which is a little “wild” and would benefit from some clearing. Permit holder parking is available on the street outside.



THE LOCAL AREA

The popular suburb of Gorgie is just under 2 miles west of Edinburgh City Centre and enjoys a charming small-town ambience with a fantastic range of local services and amenities. Busting Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Beloved for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure, and entertainment. For sports fans, it is perhaps best known for Tynecastle Stadium (home to Heart of Midlothian F.C.) and for its proximity to Murrayfield Stadium, which host a varied programme of live sports and music events throughout the year. The flat is also a short walk away from Fountain Park, offering a multi-screen cinema, a Nuffield Health fitness centre and swimming pool, ten pin bowling, bars and restaurants. The area is served by excellent bus links into the city centre and Haymarket train and tram stations offers fast and frequent services within and outwith Edinburgh. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.

EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Additional items of furniture are available by separate negotiation.

GET IN TOUCH



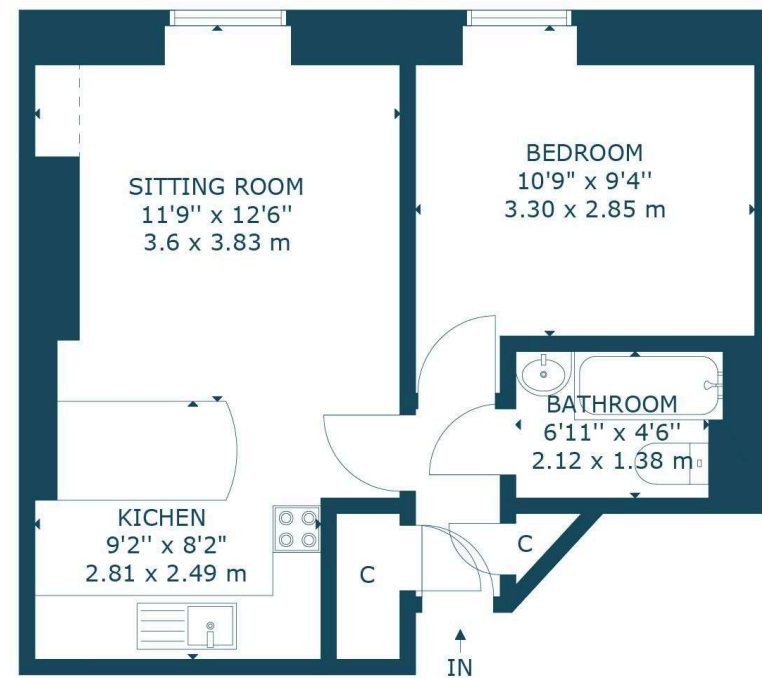
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



THIRD FLOOR (TOP)

3/12 MCLEOD STREET, GORGIE, EDINBURGH, EH11 2N

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 417 SQ FT / 39 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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