

COULTERS[©]

3/7 MCLEOD STREET

GORGIE, EDINBURGH, EH11 2NJ

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

3/7 McLeod Street is a bright and well-proportioned 2nd floor flat, forming part of a traditional stone built tenement. The property is located to the front of the building. The flat is filled with natural light and benefits from an entry phone system, fitted carpet, double glazing and electric heating. The front door opens on to a white hall with a good sized storage cupboard. There is a spacious and airy open plan lounge / kitchen. There is ample space to create a lovely lounge area.

KEY FEATURES



Bright well proportioned 2nd floor flat.



One double bedroom.



Shared rear garden.



Resident's permit holder parking.



Situated in the popular area of Gorgie.



Within a short walk of local shops.





The kitchen area has modern high gloss white cabinetry with worktops provides ample counter space. The appliances comprise; electric hob, electric oven, extractor hood and washing machine.

There is also a freestanding fridge/freezer. Adjacent is a good sized double bedroom, also with views to the front of the property. The modern 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 furniture, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

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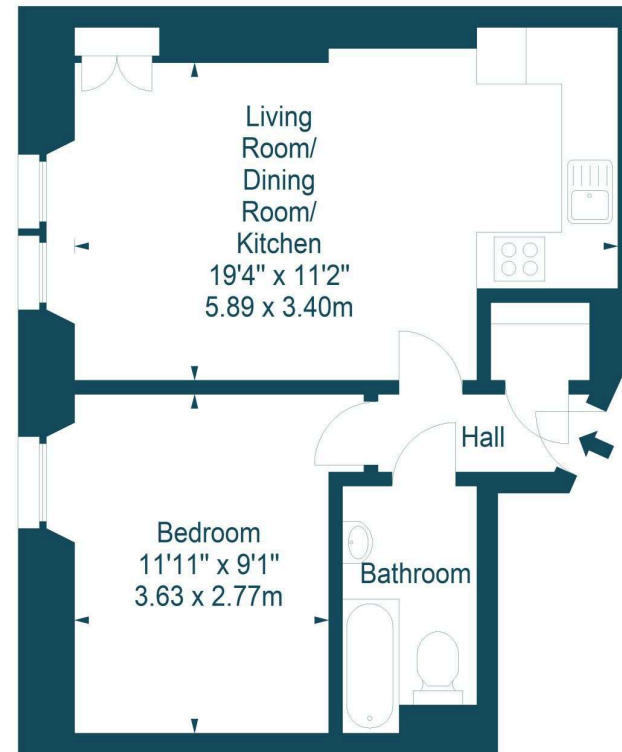


enquiries@coultersproperty.co.uk

McLeod Street,
Edinburgh,
Midlothian, EH11 2NJ



Approx. Gross Internal Area
437 Sq Ft - 40.60 Sq M
For identification only. Not to scale.
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Second Floor

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.