










Fixed Price

£205,000

574/5 Gorgie Road

Chesser | Edinburgh | EH11 3AL

Modern second floor flat in a small exclusive crescent shaped development in Chesser just west of the city centre in a popular commuter location. This bright and spacious apartment is offered to the market in excellent order throughout. The property is ideally suited to first time buyers and young professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Permit Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The property features a secure entry system and a hallway with storage cupboard. The reception room includes an electric fireplace, creating a cosy atmosphere. The fitted kitchen is well-equipped with a hob, oven, fridge/freezer, integrated washing machine and dishwasher, and has a door leading to a Juliet balcony with a view of the Water of Leith. The principal bedroom boasts fitted wardrobes and an en-suite shower room, while the second bedroom is a spacious double and has neutral decor. There is also a main bathroom with a white three piece suite, vanity storage and towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

Externally the grounds are very well maintained with areas of lawn and decorative planting and there is private residents' parking.

The property is managed by Factor Charles White, with fees ranging from £250 to £350 per quarter. This includes building insurance and the maintenance of communal grounds.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Chesser is situated to the southwest of the city centre and offers a variety of shopping options, including a 24-hour ASDA and the Edinburgh West Retail Park, all within walking distance of the property. The area provides swift access to the city centre via frequent bus services, and the nearby bypass offers a short drive to the Airport and the central belt motorway network. Recreational facilities in Chesser include the Nuffield Health Club, the Corn Exchange Village, and scenic walks along the Water of Leith, Colinton Dell, and the Union Canal.





Approx. Gross Internal Floor Area 66.8 Sq M / 719 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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