

COULTERS<sup>©</sup>

# FLAT 13, 10 HANDYSIDE PLACE

GORGIE, EDINBURGH, EH11 1ZH

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Situated within a modern, factored development, this top floor apartment offers bright and well-presented accommodation with neutral décor running throughout. The building benefits from lift access and a secure entry system.

Rarely seen in Edinburgh properties, this home benefits from a balcony that runs the full length of the flat and conveniently, it can be accessed not only from the sitting room/kitchen but also from both of the bedrooms.

Inside, there is an open plan kitchen, sitting room and dining area; two good sized double bedrooms both with built-in wardrobes; bathroom and hallway with two storage cupboards.

The property has gas central heating and double glazing throughout.

## KEY FEATURES



Top floor flat with lift access



Two bright double bedrooms



Wrap-around balcony



Permit parking and some spaces within garage



Short bus journey into the city centre



Excellent selection of shops nearby



Well-maintained shared gardens surround the development and there is a secure underground garage containing six unallocated spots for residents. On-street parking is also available by way of a residents parking permit.

The factor for the development is Trinity Factors and the annual service charges are approximately £1,200 which includes buildings insurance.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.



## THE LOCAL AREA

Located west of Edinburgh City Centre, Gorgie is a lively and cosmopolitan neighborhood, perfect for first-time buyers and professionals. It offers easy access to recreational amenities like Fountain Park with a Cineworld Cinema, Genting Casino, Tenpin Bowling, and Nuffield Health Fitness. The Union Canal nearby offers scenic routes for walking, cycling, and running. Gorgie is known for its bustling coffee shops, niche retailers, pubs, and takeaways, with acclaimed restaurants a short distance down the road in Dalry.

Gorgie has independent convenience stores, a Scotmid, bakeries, pharmacies, and more for daily shopping. Larger shopping needs can be met at Aldi and Sainsbury's less than a ten-minute walk away. The property is conveniently located for Heriot-Watt University and Edinburgh Napier University, with regular bus services to the City Centre. The City Bypass, Edinburgh Airport and M8 are all easily accessible.

## GET IN TOUCH



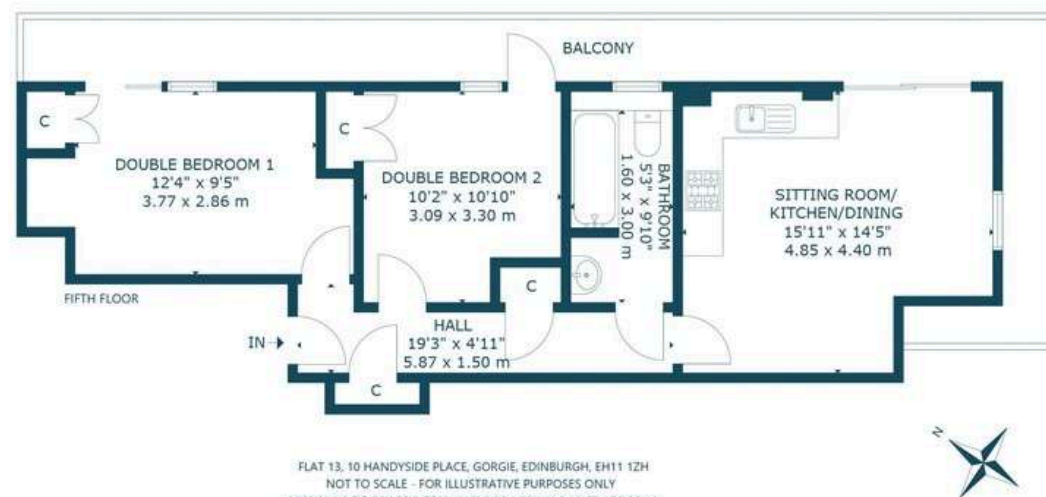
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 626 SQ FT / 58 SQ M  
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## LEGAL NOTE

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.