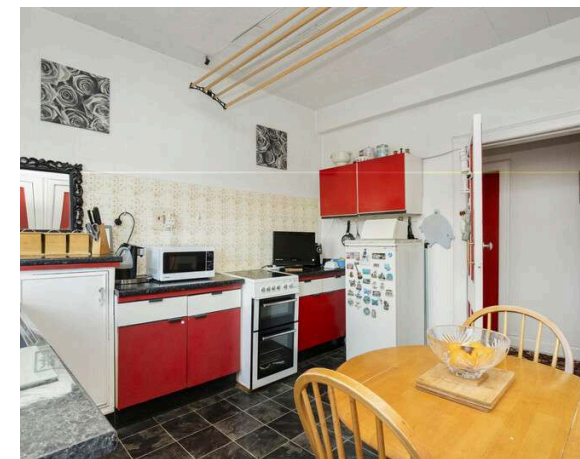




4/4 Alexander Drive, Edinburgh, EH11 2RH

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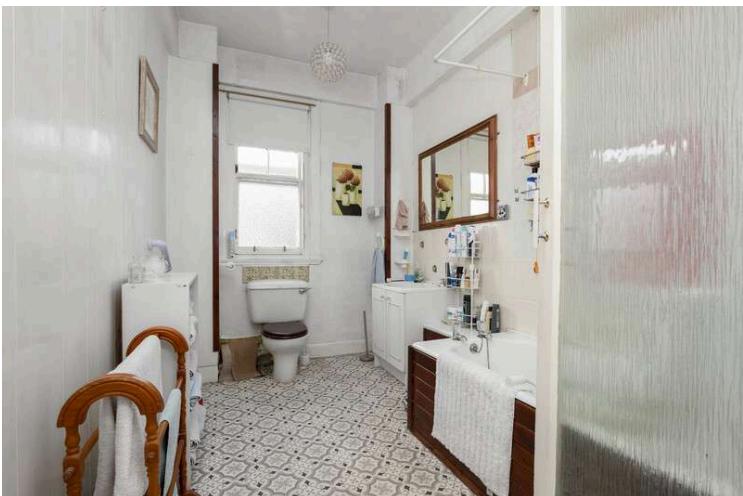
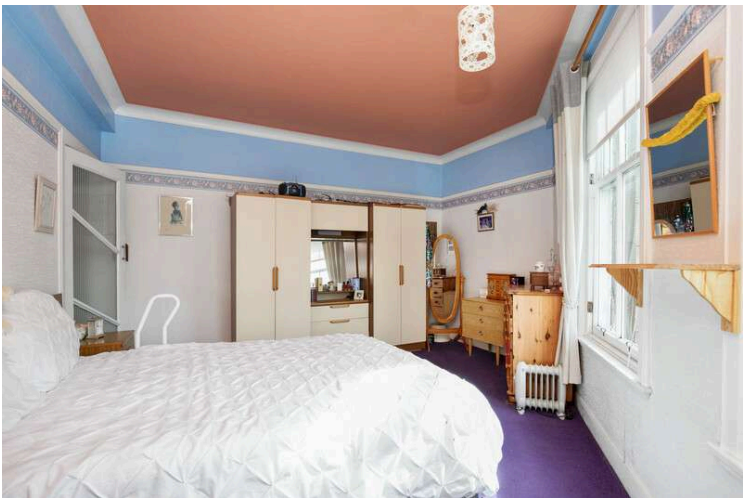


Welcome to Alexander Drive, this rarely available two bedroom second floor apartment offers bright and spacious accommodation suited to the first time buyer, small family or investment opportunity. The property is ideally located in the bustling and popular Gorgie area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with a useful storage cupboard.
- Bright and spacious living room featuring twin windows.
- Kitchen equipped with a range of wall and base units along with three useful storage cupboards. Door accesses the balcony.
- Front facing double bedrooms boasting stunning

views.

- Further front facing double bedroom.
- Good sized bathroom comprising WC, wash hand basin and bath with shower over.
- Sash and case windows.
- Communal garden to the rear.
- Secure entry system.
- On street parking available.



Location

The property is located in the popular Gorgie district of Edinburgh, approximately two miles west of the City Centre and within walking distance of Haymarket, the West End and conveniently placed for an array of local shops and services, cafes bars and take-aways. Supermarket shopping is well provided for with Sainsbury's, Aldi & Lidl all within a short walk. Excellent local bus services provide swift access in to the city centre and surrounding areas including out to Heriot Watt & Napier Universities and by car the city bypass and central motorway network are within easy reach. A wide selection of recreation facilities are close at hand including a choice of gyms and the beautiful open spaces of Saughton Park and Rose Gardens.

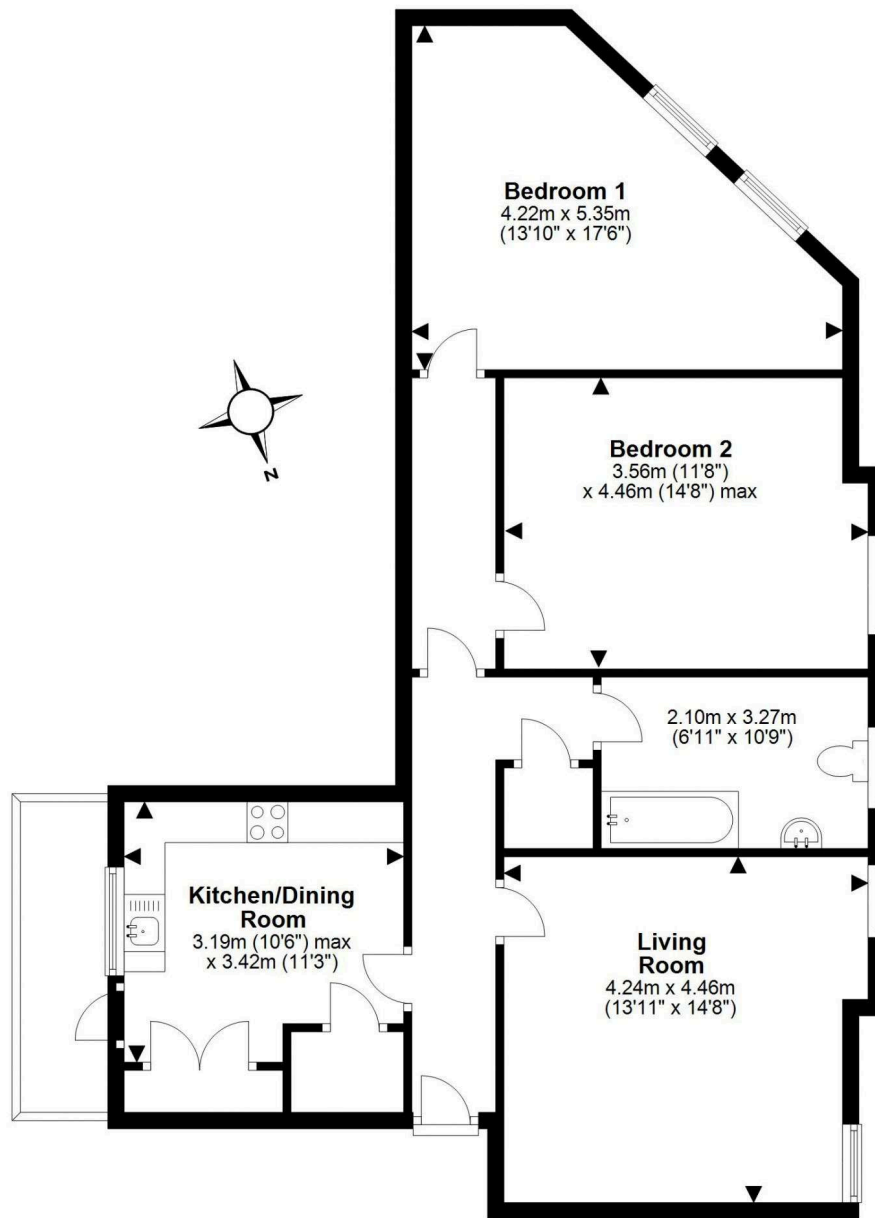
Extras

The curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

