



7/6 Smithfield Street,
Gorgie, Edinburgh, EH11 2PH



VMH SOLICITORS



7/6

Smithfield Street, Gorgie

Delightful 1 bedroom traditional first floor flat located in the popular & convenient area of Gorgie

- Stylish sitting/dining room
- Fitted kitchen
- Bright double bedroom
- Shower room
- Separate WC
- Popular & convenient location
- Close to local amenities
- Bright & tastefully presented
- Permit parking
- Gas central heating & double glazing



Offers Over : £155,000

Home Report: £160,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

About the Property

Forming part of a traditional tenement this lovely 1 bedroom first floor flat is located in the popular area of Gorgie. The property lies within close walking distance of a variety of local amenities and the city centre is easily accessible.

The accommodation is well proportioned and the current owners have renovated throughout to create a delightful home in move in condition with bright, tastefully presented accommodation.

Extras

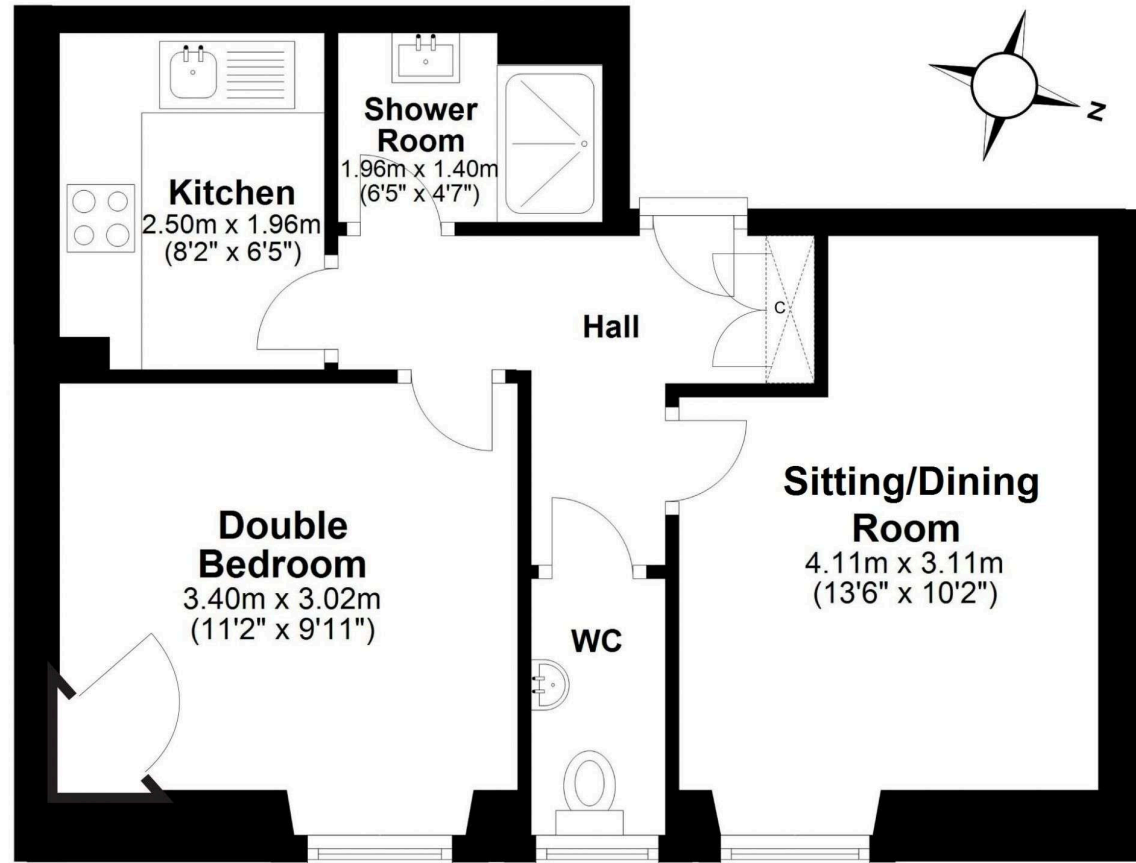
All fitted carpets, curtains, curtain poles, light fittings, hob, oven, fridge and washing machine are included in the sale price.



Location

Gorgie is within easy reach of the city centre and easily accessible by public transport on Gorgie Road. Haymarket Railway Station is close by and there are excellent bus and tram services giving easy access to the city centre and Edinburgh Airport. There is quick access to the city bypass and the central Scotland motorway network. The immediate area is well served by an excellent selection of local shops as well as a Sainsbury's supermarket within walking distance and an Asda at Chesser which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockhart Sports Centre or at Fountainpark Multicomplex.

First Floor



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