



RALPH SAYER
SOLICITORS & ESTATE AGENTS

164/6 Gorgie Road
Edinburgh EH11 2NT

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Located on bustling Gorgie Road, where convenience meets comfort in this delightful south-facing second-floor flat. Perfectly positioned for those who crave the city life, this property offers a great lifestyle with immediate access to an array of amenities and direct transport links to the bustling city centre.

As you step into this bright and airy space, you'll be greeted by a spacious lounge/diner, where light floods in through the double casement windows, offering an open outlook over White Park. The perfect space to entertain, the semi-open plan layout seamlessly connects to a stylish kitchen featuring striking red gloss cabinets. Enjoying the sunny south-facing aspect and views over the park, the spacious double bedroom, boasts built-in mirrored wardrobes that not only provide ample storage but also enhance the room's natural light. Completing this charming flat is a bright three-piece bathroom with shower over the bath.

Extras: all fitted floor coverings, window coverings, light fittings, and all kitchen appliances will be included in the sale.



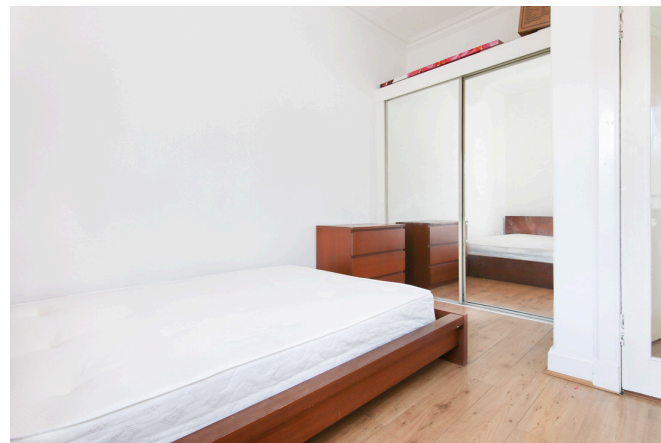
Property Summary

- Central location with easy access into the city centre
 - Traditional second floor flat
 - Spacious lounge/diner
 - Stylish kitchen
 - Double bedroom with built-in mirrored wardrobes
 - Three-piece bathroom
 - Gas central heating & double glazing
 - Shared rear garden
 - Restricted parking on neighbouring streets, zone S6 and pay 'n' display
- EPC Rating - C | Council Tax Band - B

Home Report Value - £150,000



One bedroom flat, in popular Gorgie, with-in easy reach of the city centre



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dream property!



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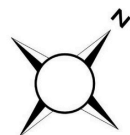
Birch House
10 Bankhead Crossway South
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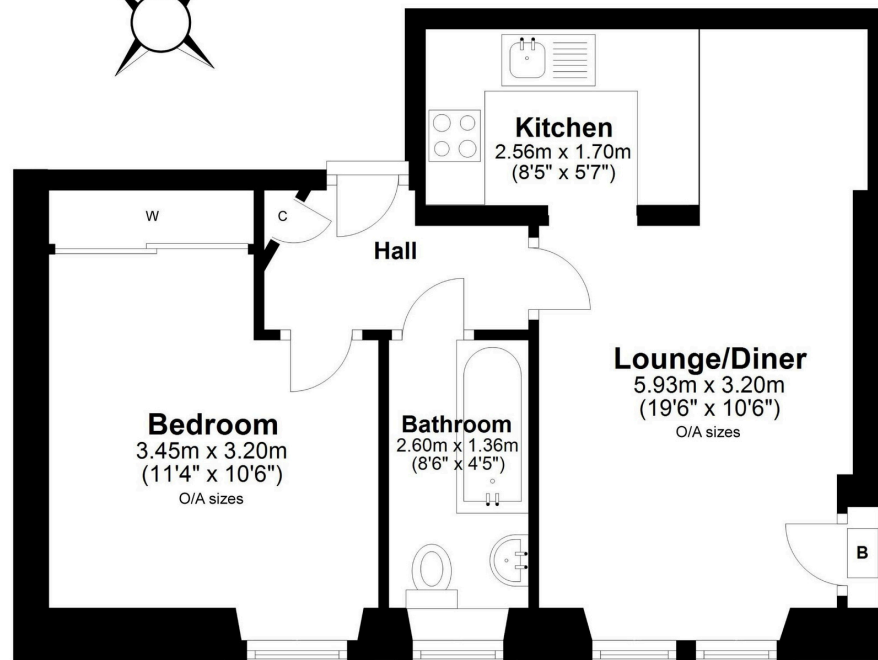
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Location



Flat view over White Park

Gorgie is a vibrant and popular location, with its close proximity west of the city centre (approx: 3 miles), and Edinburgh's financial district in the west end. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants. There are excellent local amenities, on Gorgie Road itself, including cafes and bars. Fountainpark leisure park is within easy reach, offering a Cineworld, Nuffield gym and Tenpin bowling. Also, the Edinburgh Corner Exchange, is a popular exhibition and venue centre. Nearby Saughton Park, offers a variety of activities and you can access the Water of Leith path network from here.

It is a popular with the student market due good bus services, linking to the main University campuses. Haymarket train station and the tram network, are a 10 minute journey, offering easy commuting and access to Edinburgh International Airport.