



Flat 3, 534 Gorgie Road  
Gorgie, Edinburgh, EH11 3FA



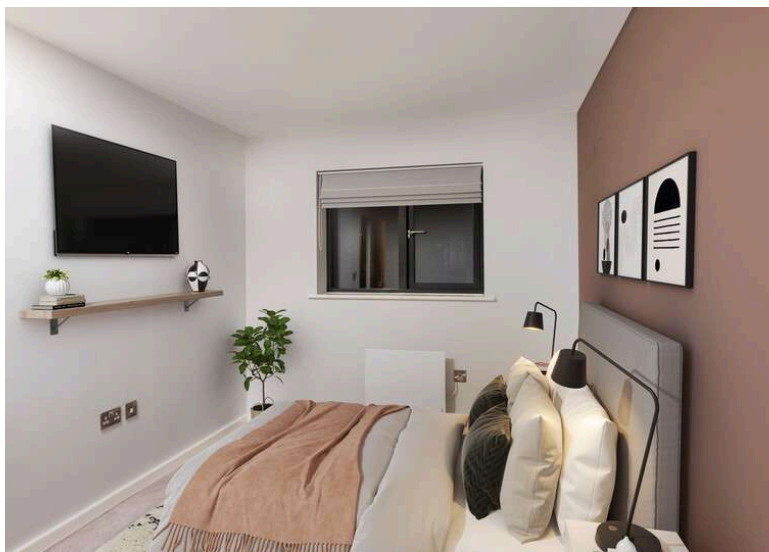


# Flat 3, 534

Gorgie Road

Stunning 2 bedroom first floor flat forming part of a brand new luxury development in the popular and convenient location of Gorgie.

- Stylish open plan kitchen/dining/sitting room
- Principal bedroom with en-suite
- Double bedroom 2
- Contemporary bathroom
- Brand new luxury development
- Golden Share Affordable Scheme
- Variety of amenities close by
- Secure entryphone system
- Permit & meter parking in nearby streets
- Electric heating & double glazing



Fixed Price : £224,000

EPC Rating: Predicted Energy Rating C

Council Tax: TBC on completion of build

Tenure: Freehold

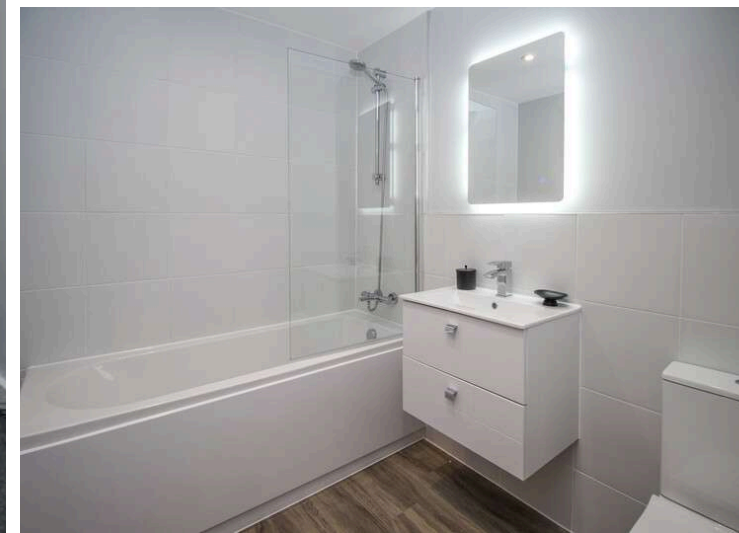
Stunning 2 bedroom first floor flat forming part of a brand new luxury development in the popular and convenient location of Gorgie. The property lies within walking distance of a variety of local amenities and the city centre is easily accessible. The contemporary accommodation is bright and well proportioned and fitted with quality fixtures and fittings throughout. This flat is part of the Golden Share scheme allowing you to own 100% of your new home at 80% of the market value. For further information on the eligibility criteria and the Golden Share scheme please contact the selling agent. Application forms are also available on request. Completion estimated in early 2025.

#### Management

The development will be factored and maintained by Newtons for approximately £48.67 per month.

#### Extras

All fitted floor coverings, light fittings, integrated hob, oven and extractor hood 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, Aldi and M&S at Chesser which are within easy reach. 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.

Please note: Images are computer generated.



unit 5



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