

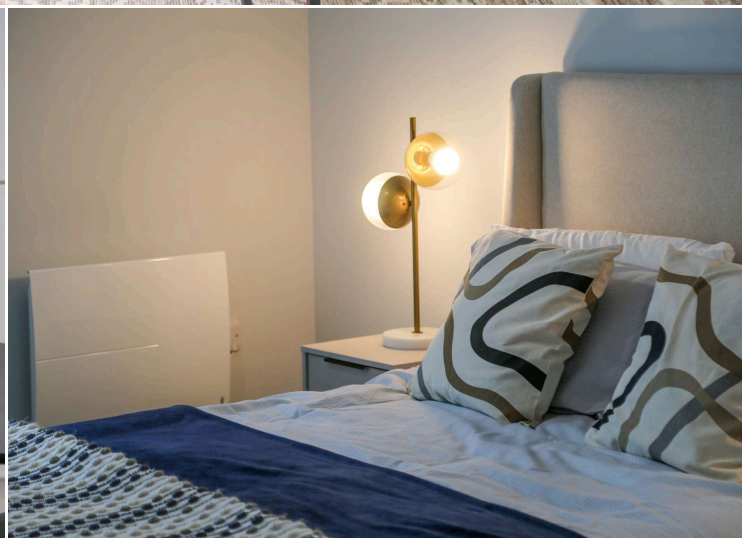


Flat 7, 534 Gorgie Road

Gorgie, Edinburgh, EH11 3FA



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Flat 7, 534 Gorgie Road

Superb 1 bedroom second 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
- Double bedroom - built in wardrobes
- Contemporary bathroom
- Brand new luxury development
- Golden Share Affordable Scheme
- Variety of amenities close by
- Secure entryphone system
- Popular & convenient location
- Permit & meter parking in nearby streets
- Electric heating & double glazing

Fixed Price: £184,000

EPC Rating: Predicted As Cat. B

Council Tax: Confirmation TBC

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Superb 1 bedroom second floor flat forming part of a brand new luxury development currently in construction 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. No in person viewings available and off-plan sales only
Please note: Images are computer generated.

Management

The development will be factored and maintained by Newtons for approximately £37.70 per month.

Extras

All fitted floor coverings, light fittings, integrated hob, oven and extractor hood are included in the sale price.



Floor Plan



unit 7

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.



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