



11/1 SMITHFIELD STREET

Gorgie, Edinburgh, EH11 2PG

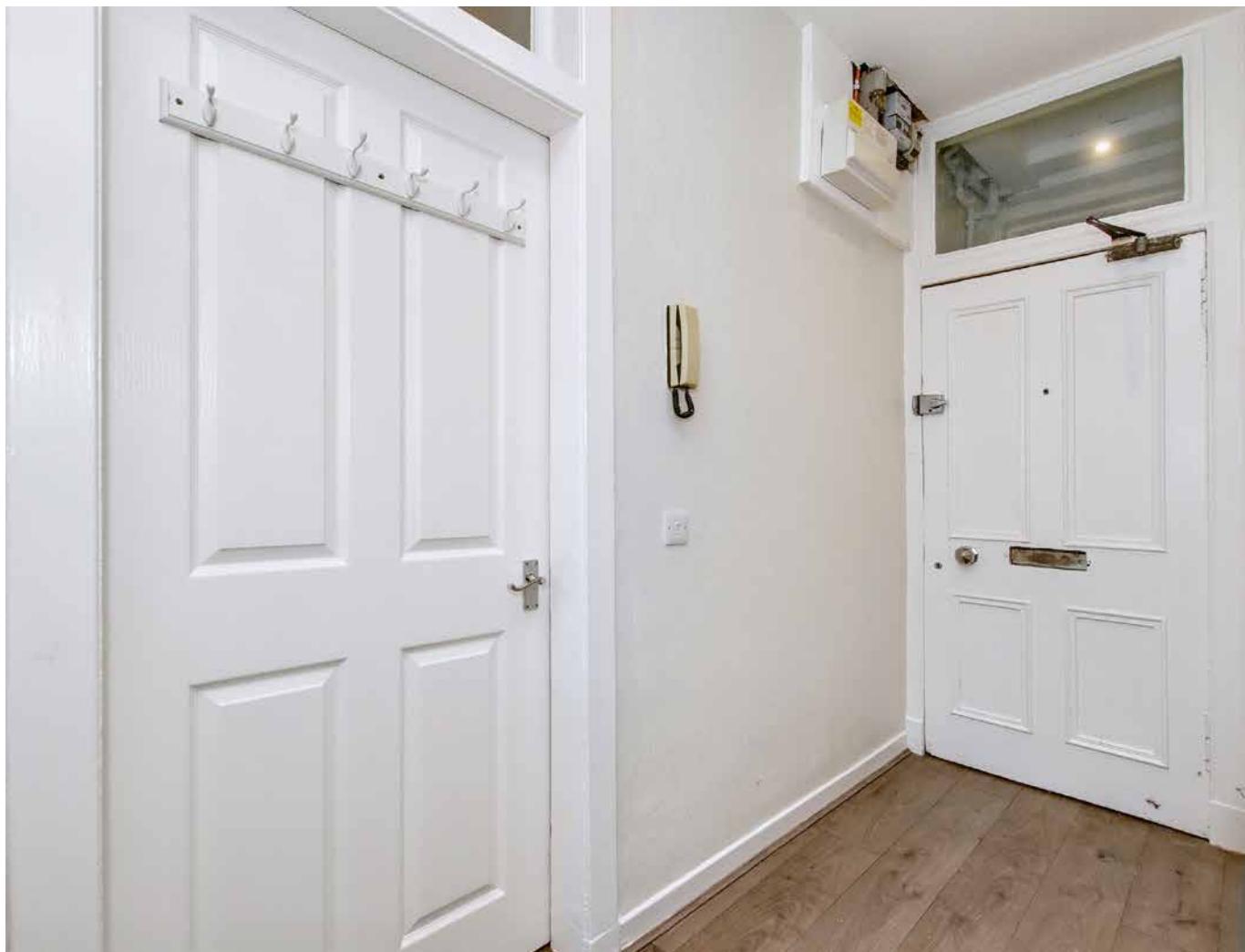
-  1 Public Room
-  1 Bedrooms
-  1 Bathroom

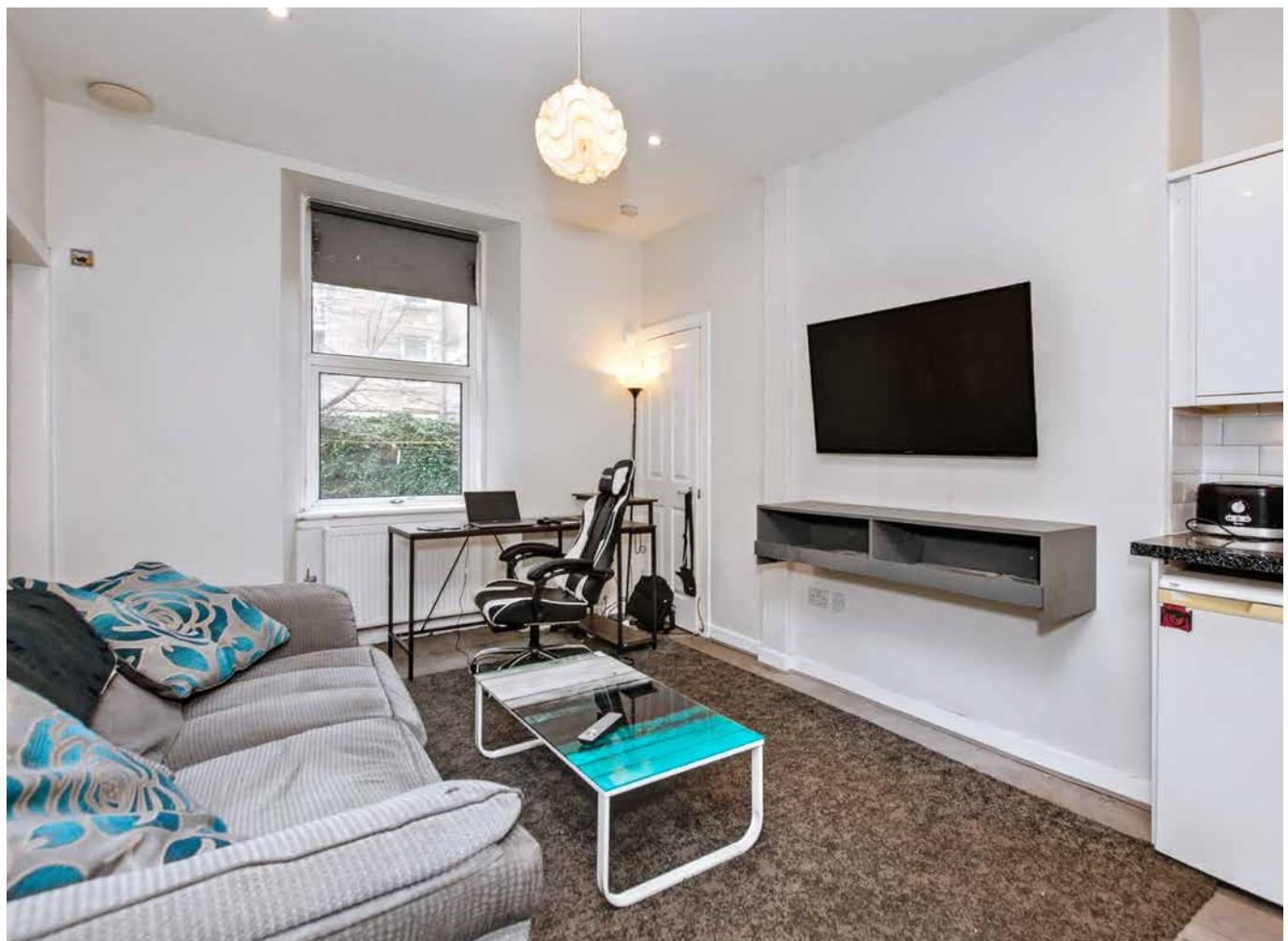


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This traditional ground-floor flat is a one-bedroom residence that provides buyers with a sought-after blank canvas, enjoying neutral interiors throughout. It offers a lovely open-plan living area, and comes complete with a fashionable kitchen and three-piece shower room. This flat is certainly ideal for first-time buyers, as well as city professionals, downsizers, and couples alike. It could also be ideal as a turn-key rental opportunity for buy-to-let rental investors.

Furthermore, this property has a convenient location in popular Gorgie. It is set within easy reach of an excellent range of amenities and independent shops, as well as two large supermarkets. Nearby bus links also provide a speedy commute to the city centre, which can be reached in as little as 13 minutes. It is a fantastic location that will certainly appeal to a wide variety of buyers seeking to be close to the city centre.







C

EPC
RATING

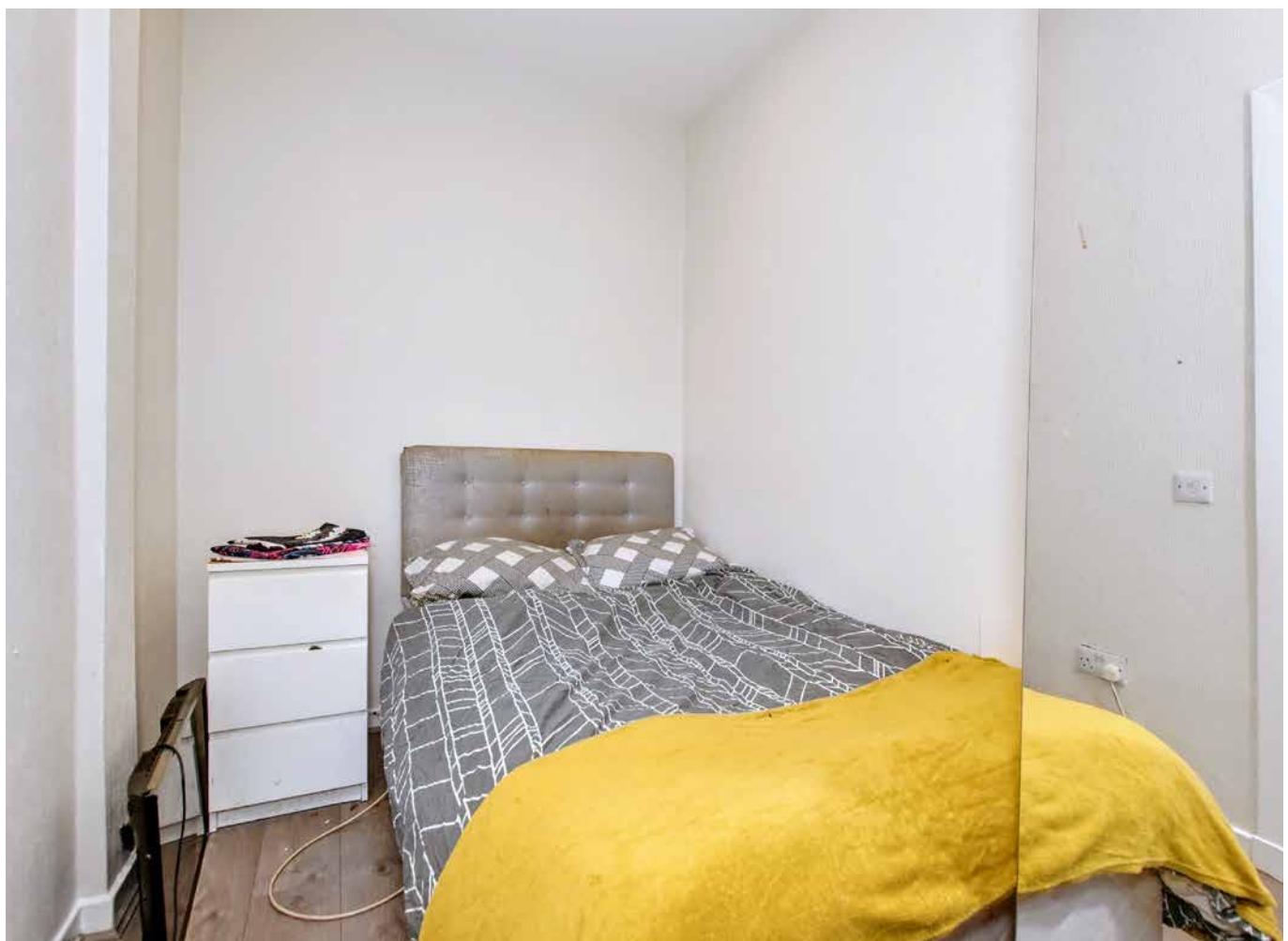
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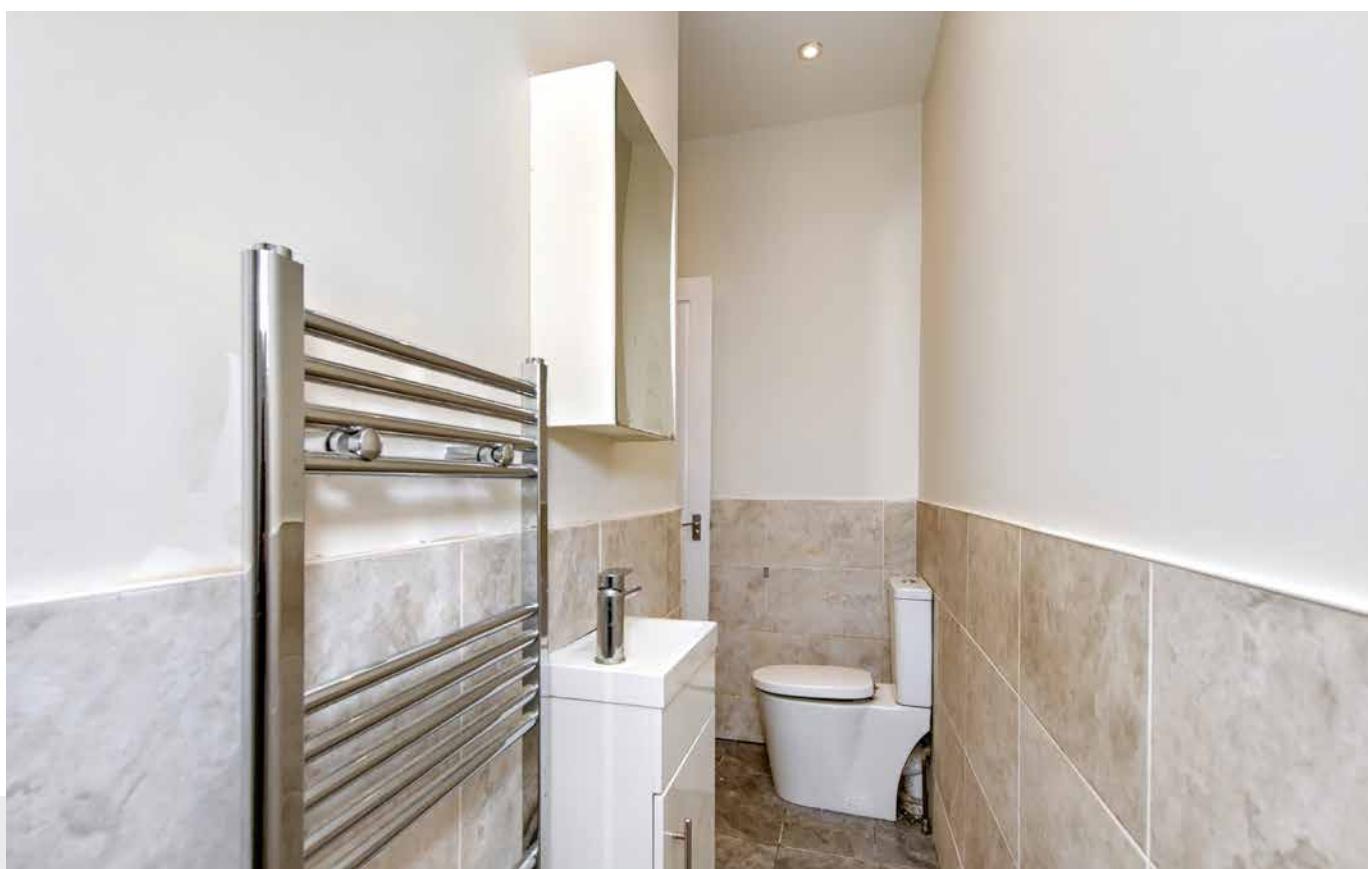
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A charming ground-floor flat
- Part of a traditional tenement building
- Situated in popular Gorgie
- Neutral interior décor throughout
- Secure telephone-entry system
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Modern, on-trend kitchen
- One bedroom with garden access
- Quality three-piece shower room
- Communal rear garden
- Controlled permit parking (Zone S6)





Extras: integrated oven, gas hob, and dishwasher, and an undercounter fridge to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

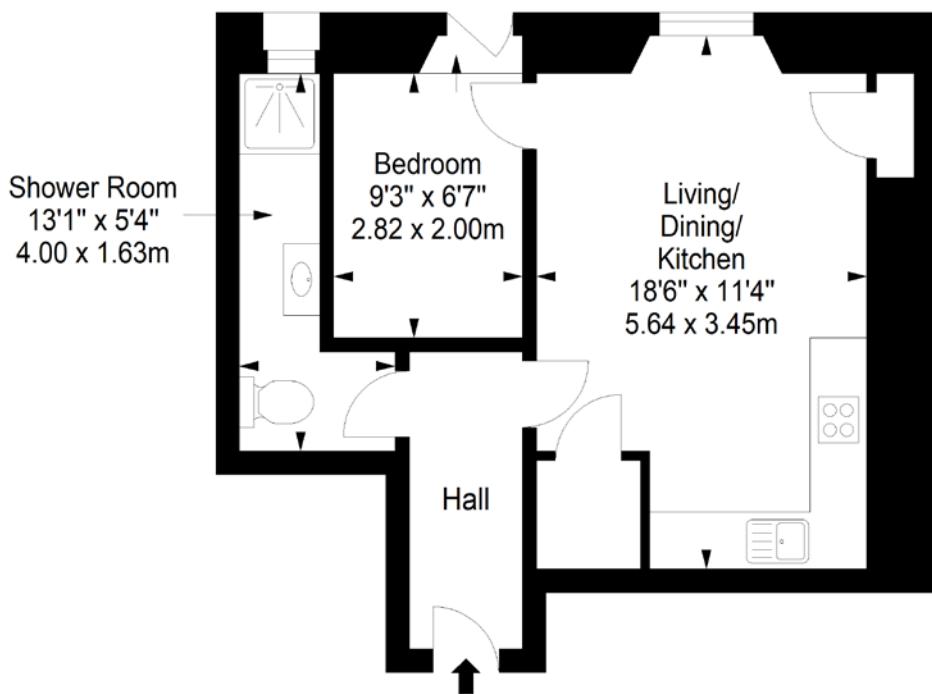
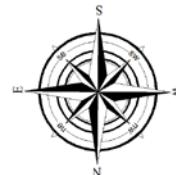


GORGIE, EDINBURGH

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent city bus links, the tram line and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.

Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 35.2 sq. metres (378.9 sq. feet)

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