



4/4 White Park
Edinburgh, EH11 1TZ



"4/4 White Park is a lovely & bright first floor flat and forms part of an established modern development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN GROUNDS
- PRIVATE ALLOCATED PARKING SPACE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Areas close by include Dalry, Haymarket and Murrayfield.

Local shops on Gorgie Road offer a comprehensive range of services and other amenities including Sainsbury's, banking, Post Office facilities, dentists and doctors. Leisure and recreational opportunities nearby include Saughton Public Park, Tynecastle Football Stadium and Fountain Park Entertainment Centre which include a cinema, Virgin Active Gym, Gambados Indoor Soft Play Centre as well as various restaurants. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student.

Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



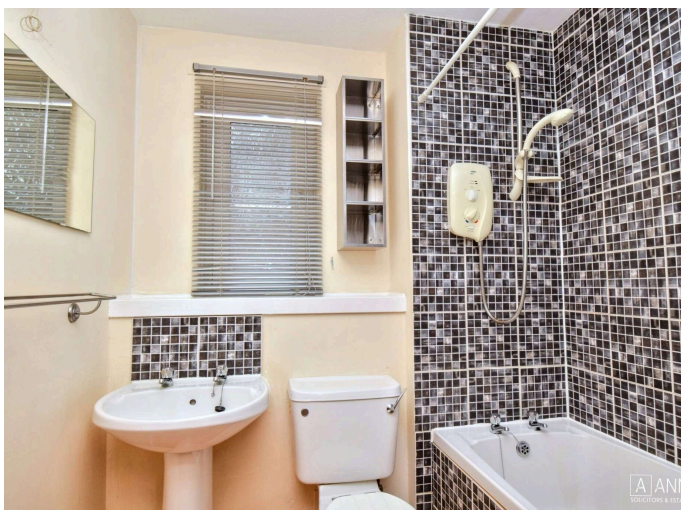
DESCRIPTION

4/4 White Park is a lovely & bright first floor flat and forms part of an established modern development positioned with the popular district of Gorgie within easy reach of the city centre. The attractively presented, light & neutral accommodation would make an ideal home for the professional couple, first time buyer or investor & is offered to the market in true move-in condition. Accommodation comprises: entrance hallway accessed via the well kept communal stairwell with secure door entry system; hallway with two cupboard spaces; living room with twin windows permitting light to flood in; modern kitchen with base and wall units incorporating the built-in electric hob, oven and hood; double bedroom one has a built in wardrobe; double bedroom two has a cupboard with hanging space and the partially tiled bathroom comprises of a white three piece, Mira shower over bath and window. Further benefits include electric heating, double glazing, Virgin Media point, fitted floor coverings, communal garden grounds and private allocated parking space.

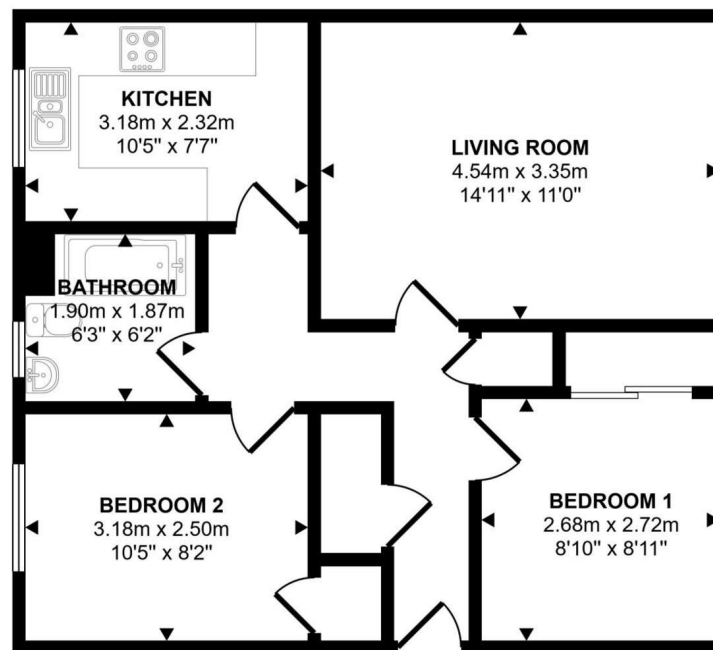
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
55 sq m / 590 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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