

**241/5 Gorgie Road  
Edinburgh EH11 1TU**

**Offers Over £210,000**

- Large living/dining room featuring French doors to Juliet balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms both with fitted wardrobes
- Shower room fitted with two-piece suite
- Gas central heating and double glazing
- Allocated parking space
- Bike Store

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: £960**





## Third Floor Flat

This superb two-bedroom flat, boasting excellent links to the city centre, is sure to appeal to a wide range of buyers. Offering generous accommodation throughout, the property is ideal for first-time buyers and investors alike, and early viewing is highly recommended.

The accommodation comprises a bright and spacious south-facing living/dining room, enhanced by French doors opening onto a Juliet balcony that floods the space with natural light. The kitchen is fitted with a range of wall and floor-mounted units, a gas hob with electric oven, and comes complete with all included appliances. There are two well-proportioned double bedrooms, each featuring built-in wardrobes that provide ample storage. The shower room is fitted with a modern two-piece suite and a mains-powered walk-in shower. Additional storage cupboards can be found in the hallway. The property further benefits from gas central heating, double glazing for maximum energy efficiency, an allocated residents' parking space, and access to a useful bike store. **Please Note:** No warranties given for systems, the property is Factored by James Gibb with an average monthly bill of £80 covering buildings maintenance and insurance.

Gorgie is a vibrant location, just southwest of the city centre, easily reachable by an excellent bus service. Haymarket Station is also a short bus ride away. The area boasts a wide range of shopping options, including a Sainsbury's superstore, Aldi, and the newly opened Edinburgh West Retail Park. For leisure, residents can enjoy the nearby Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, and a selection of popular bars and restaurants.

**Viewing by appointment on 0131 337 1800**





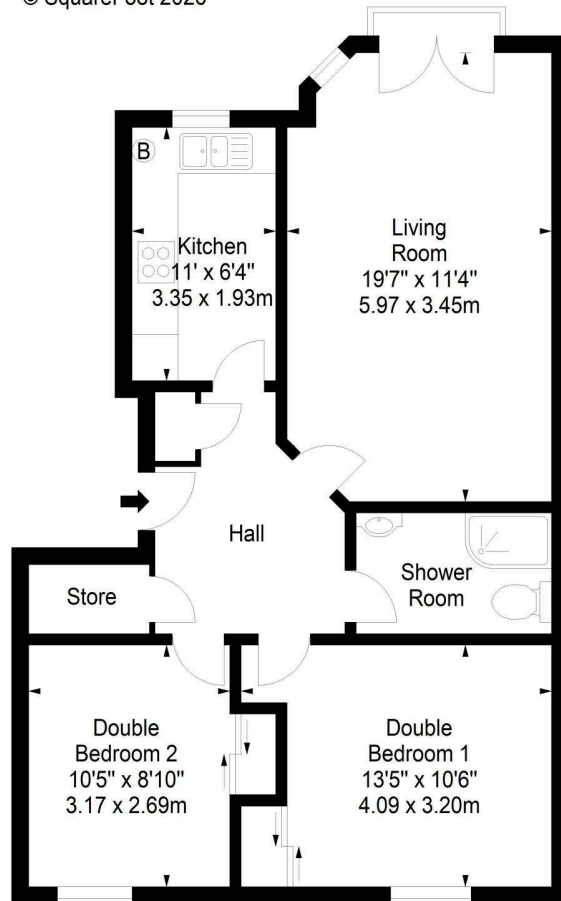




Gorgie Road,  
Edinburgh,  
Midlothian, EH11 1TU



Approx. Gross Internal Area  
689 Sq Ft - 64.01 Sq M  
For identification only. Not to scale.  
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Third Floor



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