



3/12 Smithfield Street, Edinburgh, EH11 2PH



## Welcome

Welcome to Smithfield Street, situated in the vibrant and well-connected Gorgie area of Edinburgh, this attractive one bedroom second floor flat forms part of a traditional stone-built tenement building and offers an excellent opportunity for first-time buyers, professionals, or investors alike. The property benefits from a secure communal entrance and a well-maintained stair providing access to the second floor. Internally, the accommodation is bright and well-proportioned throughout, externally there is a communal garden area to the rear. Presented to then market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining with kitchen off
- Fully equipped kitchen
- Double bedroom with built in wardrobe storage
- Bathroom comprising WC, wash hand basin and shower cubicle
- Double glazing
- Gas central heating
- Communal garden
- Permit and metered parking available



## Gorgie

Gorgie is a popular and lively district located to the west of Edinburgh's city centre. The area offers an excellent range of local amenities including supermarkets, independent shops, cafés, and restaurants. Regular bus services provide quick and easy access into the city centre and surrounding areas. Recreational facilities are also close at hand, including Harrison Park, the Union Canal walkway, and a variety of gyms and leisure facilities

## Extras

The blinds and fitted floor coverings are included.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

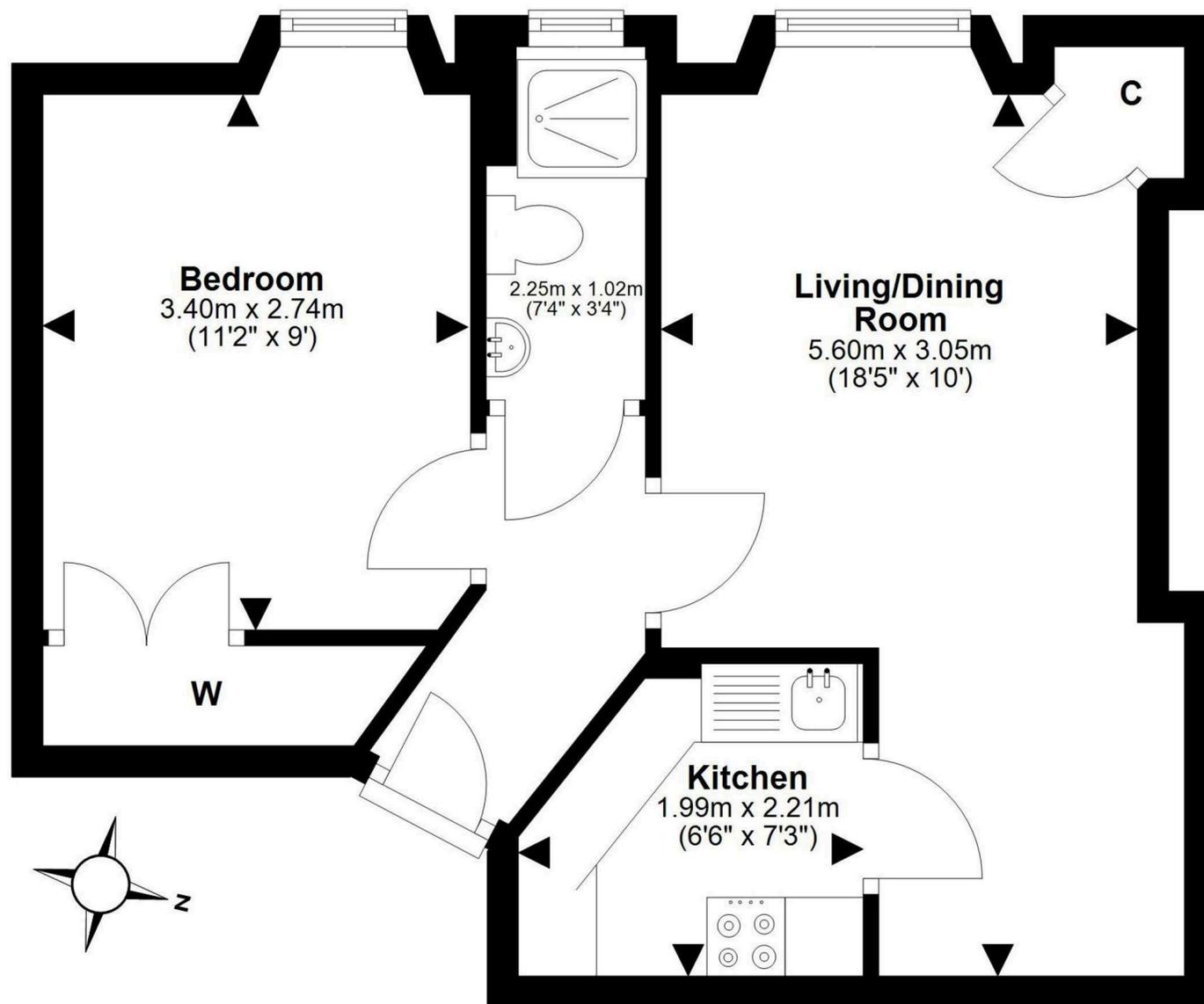
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.