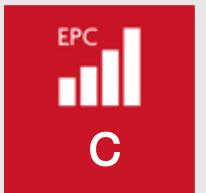




Thorntons
The right way to move

110/9, Gorgie Road, Edinburgh
EH11 2NP





Summary

A well-proportioned one-bedroom third-floor flat forming part of a traditional tenement building on Gorgie Road. The property offers a bright living/dining room, separate kitchen, double bedroom and shower room. Further benefits include gas central heating and access to a shared garden, making it an ideal purchase for first-time buyers or buy-to-let investors. Situated in the popular Gorgie area of Edinburgh, this property enjoys a highly convenient setting approximately two miles west of the city centre. The area remains popular with professionals and investors alike due to its strong rental demand and excellent transport links.

Features

- One-bedroom third-floor flat
- Bright and spacious living/dining room
- Separate fitted kitchen
- Double bedroom with generous proportions
- Shower room
- GCH; EPC - C
- Shared rear garden
- Traditional tenement building
- Excellent transport links to city centre
- Ideal first-time buy or investment opportunity

Room Measurements

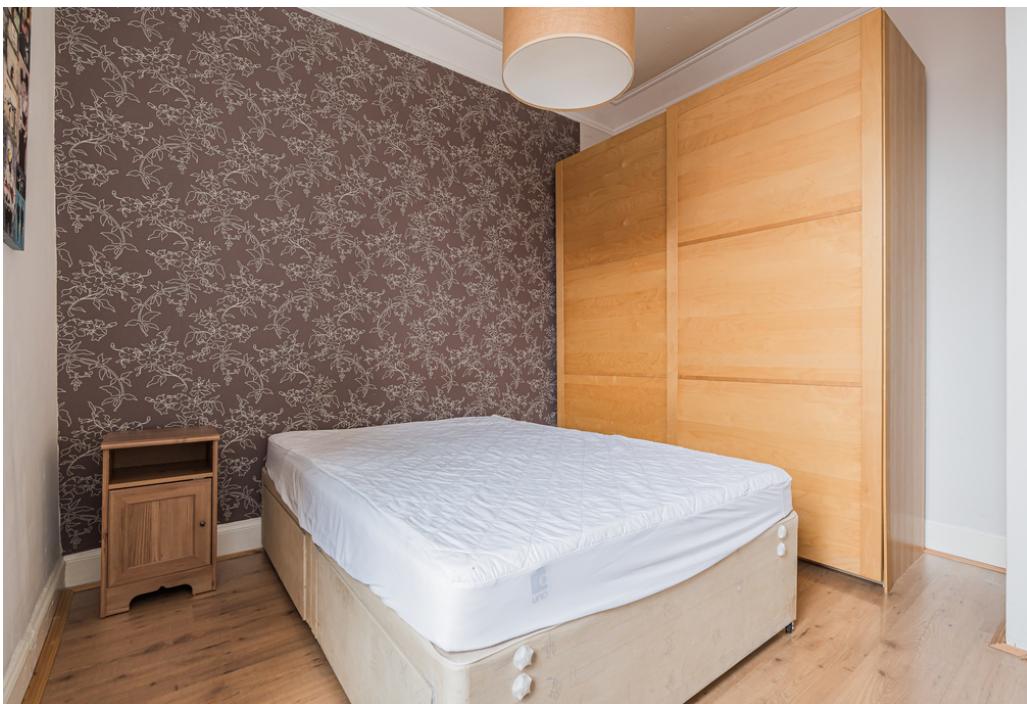
Living/Dining Room: 19'10" x 10'7" (6.04m x 3.22m)

Kitchen: 7'10" x 3'8" (2.39m x 1.12m)

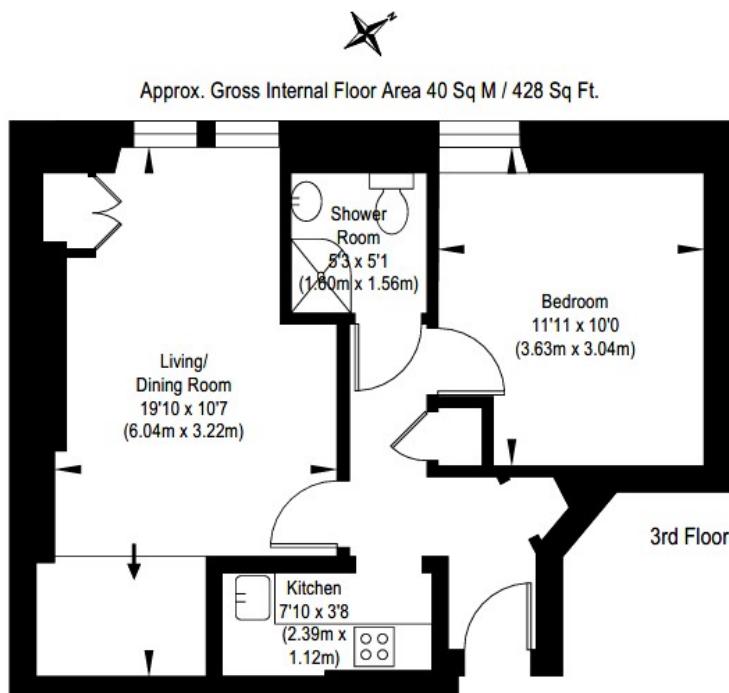
Bedroom: 11'11" x 10'0" (3.63m x 3.04m)

Shower Room: 5'3" x 5'1" (1.60m x 1.56m)

Approx. Gross Internal Area: 40 sq m / 428 sq ft



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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