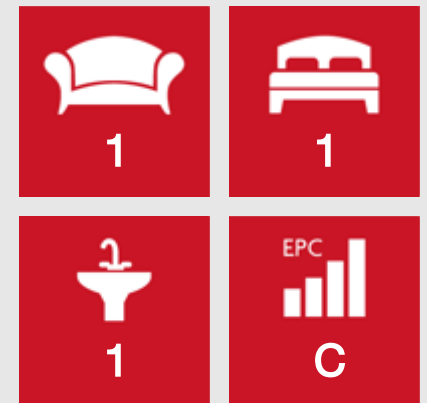




**Thorntons**  
The right way to move

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)

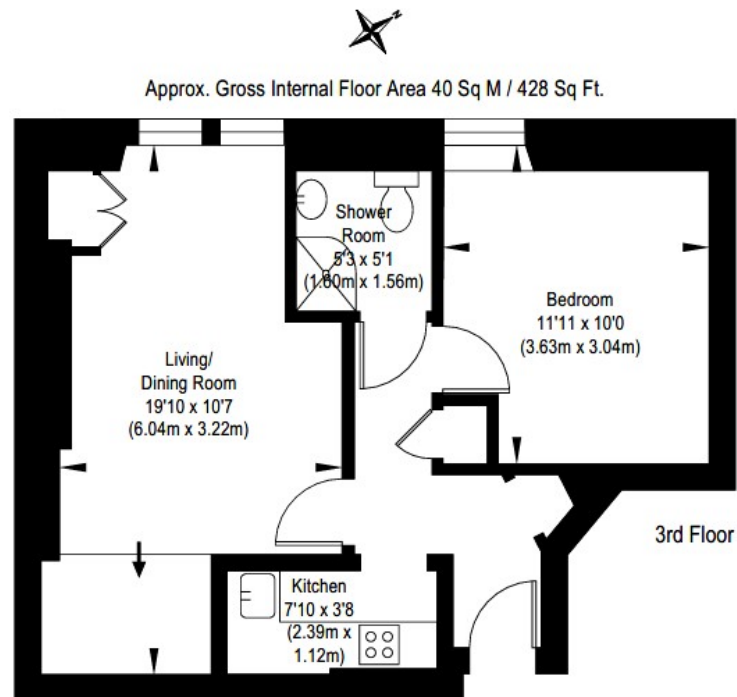
Shower Room: 5'3" x 5'1" (1.60m x 1.56m)

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





# Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.

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