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154/9, Gorgie Road, Gorgie, Edinburgh, EH11 2NT

Well-Presented One Bedroom, Third (top) Floor Flat

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Property Description

Well-presented, one bedroom, third (top) floor flat, set quietly to the rear of a traditional stone-built tenement, and conveniently located in the Gorgie area, west of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, double bedroom, and a bathroom.

Features include a fitted kitchen with appliances, a modern bathroom suite, gas central heating, and light neutral decor.

In addition, there is uPVC double glazing, TV and telephone points, and a secure entry system.

The hall gives access to all rooms except the kitchen, and features a built-in store cupboard, and the entryphone handset.

A good-sized public room features carpeted flooring for the lounge area, a pendant light fitting, a decorative fireplace, and a press cupboard also housing the central heating unit. A raised dining area is set to the rear of the room with a pendant light fitting and wood-effect flooring.

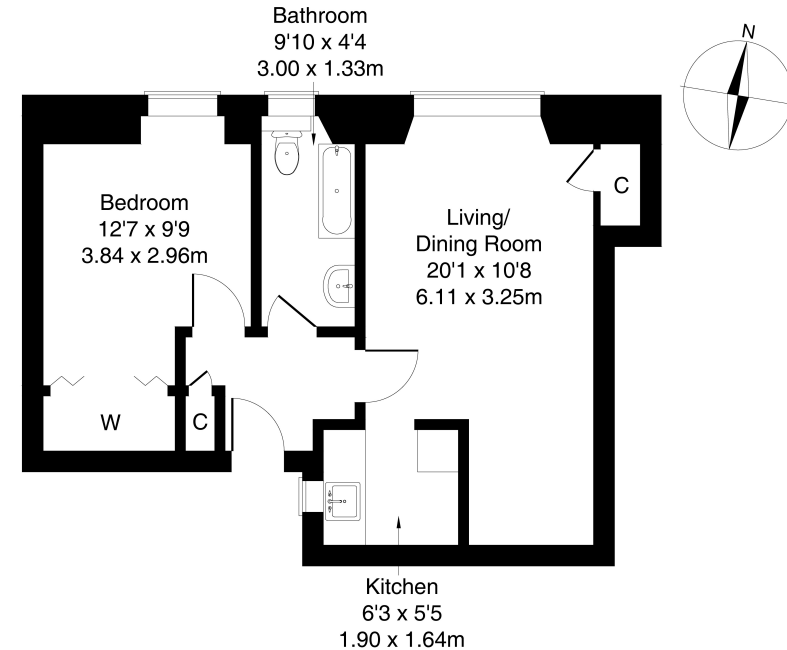
The kitchen is set internally off the lounge, and includes fitted units and worktops, a sink with drainer, fridge/freezer, washing machine and an electric cooker.

A bright double bedroom features extensive built-in wardrobes, carpeted flooring and a central pendant light fitting, while a stylish bathroom completes the accommodation, and is fitted with a modern three-piece suite, including a mains shower over the bath, tiled splashwalls, a ladder radiator, and a shaver point.



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Approximate Gross Internal Area: (474 sq ft - 44 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gorgie is a popular and historic district of Edinburgh, just west of the city centre, comprising mostly of traditional stone-built tenements. Gorgie Road has a vibrant atmosphere, and provides extensive local amenities along its length, with a Sainsbury's and ALDi in Gorgie, and a 24-hour ASDA at Chesser providing superstore shopping. Home to Heart of Midlothian Football Club, there

are a number of leisure opportunities including Gorgie Farm, Dalry swimming pool, Craiglockhart Sports Centre, and Fountain Park with a multi-screen cinema, fitness centre and numerous restaurants. Frequent bus services are available from Gorgie Road, whilst Haymarket Station, Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.





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