



## 374/4 Gorgie Road, Edinburgh, EH11 2RQ

Tastefully Presented & Spacious, Three-Bedroom, Second Floor Flat with Balcony

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# Property Description

Tastefully presented and spacious, three-bedroom, second-floor flat, with a private balcony, forming part of a characterful stone-built terrace. Conveniently located in the popular Gorgie area, just west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a modern fitted kitchen with appliances, generous room sizes, and contemporary lighting. In addition, there is gas central heating, double glazing, and good storage including an attic space.

Superbly located, there is also a secured entry system, a shared green to the rear, and unrestricted parking on surrounding streets.

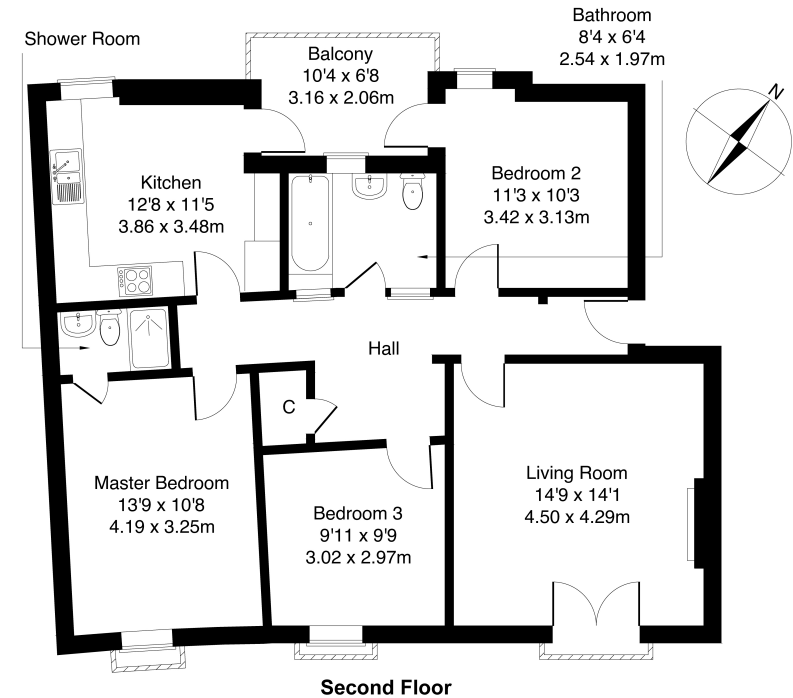
A welcoming entrance hallway gives access throughout the property and features carpeted flooring, spotlighting and a central reception area with a built-in store cupboard and space for freestanding storage. Set to the front, a spacious lounge has a feature fireplace, a large window with a Juliet balcony enjoying a southerly aspect, carpeted flooring, plain coving and a central light fitting. Rear-facing, a bright modern kitchen has a door to a balcony with open views, space for a dinner/breakfast table, and spotlighting. Fitted units include stone-effect worktops with a matching splashback surround, a sink with a drainer, a washing machine and an integrated fridge/freezer, oven and gas hob.

A generous master bedroom is set to the front, with carpeted flooring, plain coving, and an internally set shower room with a two-piece suite, an integrated cubicle and contemporary wall panelling. Two further carpeted double bedrooms are set to opposite aspects with bedroom two featuring a second door to the rear-facing balcony. Completing the accommodation, a good-sized bathroom is fitted with a three-piece suite, including a shower unit over the bath, contemporary wall panelling and spotlighting.

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**Flat 4, 374, Gorgie Road, Gorgie, Edinburgh, EH11 2RQ**

Approximate Gross Internal Area: (968 sq ft - 90 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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