



**119/11, Gorgie Road, Edinburgh, EH11 1TE**

Beautifully Renovated, Move-In-Ready Two-Bedroom Tenement Flat with a New Boiler

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# Property Description

Beautifully renovated and competitively priced, move-in ready two-bedroom tenement flat in the popular Gorgie area, featuring a brand new boiler (installed January 2026), available fully furnished and ideal for first-time buyers.

The property can be sold fully furnished (as shown in the photographs), making it an ideal opportunity for first-time buyers looking for a move-in-ready home.

Modern kitchen and contemporary shower room. Continuous, high-quality, modern flooring with upgraded, soundproofed walls.

Comprises an entrance hallway, semi-open plan living/dining room, kitchen, two double bedrooms and a shower room. Further highlights include neutral decor, updated lighting, bespoke storage solutions, a secure entry system and shared drying green.

Superbly located in the popular Gorgie area, west of Edinburgh city centre, with excellent shopping and transport links. All furnishings and appliances are available by separate negotiation.

Emphasising the full renovation and minimal need for near-term capital investment.

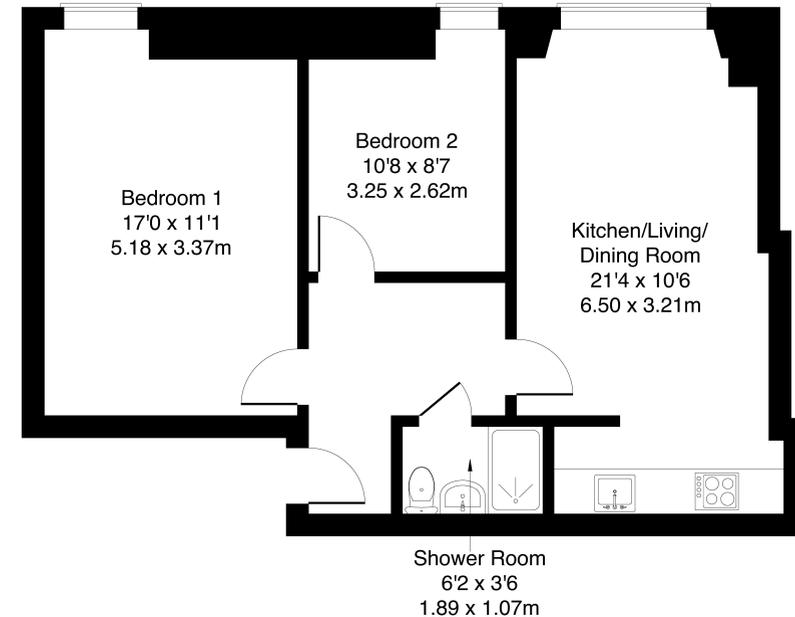
A welcoming entrance provides access to all rooms, leading through to the semi-open-plan living, dining and kitchen area, offering seamless and functional living. The property is finished with contemporary flooring throughout and light, neutral décor and a new boiler (Gas and electricity certificates available.) The kitchen features modern worktops and a stylish splashback, along with an integrated oven, an electric hob with a canopy above, a washing machine and a freestanding fridge/freezer.

Towards the front of the property are bedrooms one and two, both benefiting from wood-effect flooring continued from the hallway, with the hallway also benefiting from a made-to-measure fitted shoe cabinet. It finished with light, tasteful décor, with bedroom one offering space for freestanding furniture. Completing the property is the shower room, comprising a modern three-piece suite with a shower cubicle.



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Approximate Gross Internal Area: (624 sq ft - 52 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 just west of Edinburgh city centre, known for its traditional stone-built tenements. The vibrant Gorgie Road offers extensive local amenities, including a Sainsbury's and Aldi, with a 24-hour ASDA superstore located nearby at Chesser. The area is home to Heart of Midlothian Football Club and offers a variety of leisure

facilities such as Gorgie Farm, Dalry Swimming Pool, Craiglockhart Sports Centre, and Fountain Park, which features a multi-screen cinema, fitness centre, and several restaurants. Frequent bus services run along Gorgie Road, and Haymarket Station, as well as Napier and Heriot-Watt universities and Edinburgh College, are all easily accessible.





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