



144/7 Gorgie Road, Gorgie, Edinburgh, EH11 2NS

Immaculately Presented, Southerly-Facing, One Bedroom, Second-Floor Flat

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Property Description

Immaculately presented, southerly facing one bedroom, second floor flat, forming part of a traditional, factored, stone-built tenement. Superbly located, with excellent shopping and transport links, in the popular Gorgie area, just west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, a flexible study, and a shower room.

Ready-to-move-in, finished in tastefully contemporary decor, with a stylish bathroom and fitted kitchen with appliances, and modern flooring.

In addition, there is electric heating, double glazing, tall ceilings, good storage, a secured entry system and a shared green.

A welcoming entrance hall affords access throughout the property, with a spacious, well-finished, open-plan living/dining and kitchen featuring twin windows, enjoying a southerly aspect, allowing plentiful natural light; two built-in storage cupboards, a wall-mount TV point, and a ceiling rose.

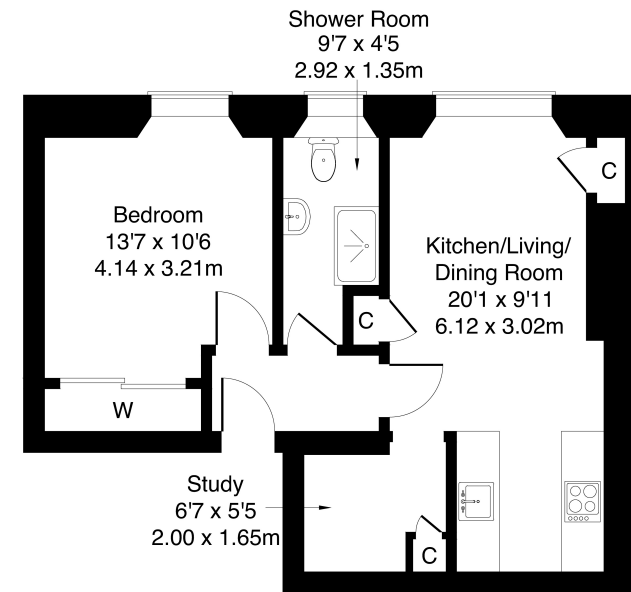
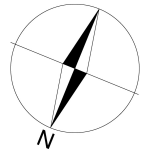
Set to the rear of the room, a stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround and a sink with a drainer; with appliances including an integrated oven, electric hob and fridge freezer, and a freestanding washing machine. Set off, a study/office offers a flexible space.

A good-sized double bedroom offers a generous room for freestanding furnishing, finished with neutral decor, carpeted flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, a stylish shower room is fitted with a modern suite including a large shower cubicle and tiled splash walls.



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Approximate Gross Internal Area: (484 sq ft - 45 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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