



116/4, Gorgie Road, Edinburgh, EH11 2NR

Bright & Well-Presented, One-Bedroom, First Floor Flat

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Property Description

Bright and well-presented, one-bedroom, first-floor flat, set quietly to the rear and side of a traditional stone-built tenement.

Conveniently located in the popular Gorgie area, just west of Edinburgh city centre.

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

Finished in light neutral decor, with a modern shower room, a kitchen with appliances, and all furniture available for inclusion in the sale. In addition, there are tall ceilings, electric heating, double glazing, a shared green to the rear and a secured entry system.

A welcoming entrance affords access throughout, including two convenient storage cupboards. The living/dining room is finished with light decor, carpeted flooring, a charming window seat, a traditional press with flexible shelving space if desired, a central light fitting, and uplights. Semi-open plan to the rear, the kitchen features fitted units, stone-effect worktops, a sink and drainer, a tiled surround, a gas cooker with an extractor hood above, a washing machine, and a fridge/freezer.

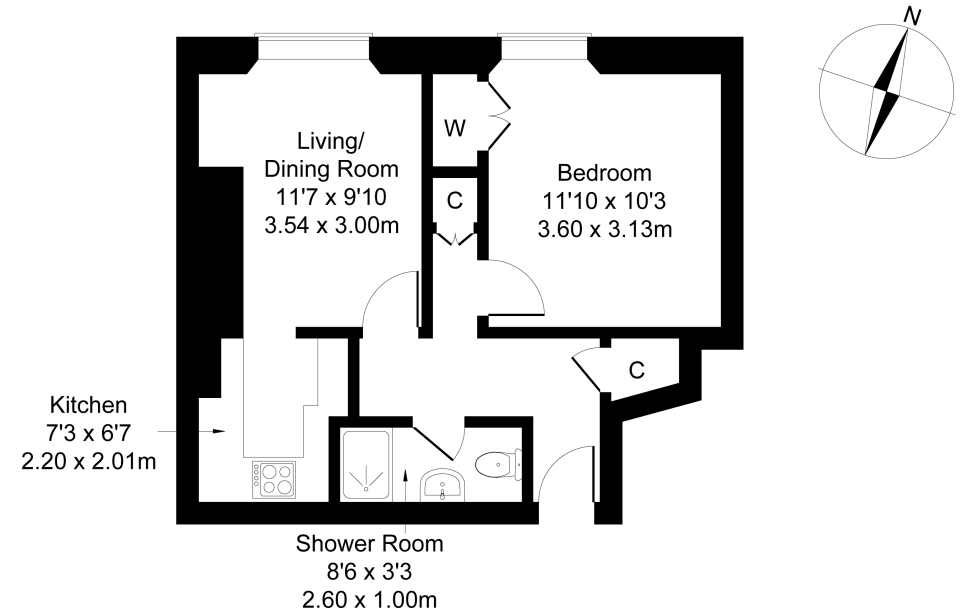
A well-proportioned double bedroom has plenty of space for freestanding furnishing, complemented by a mirrored built-in wardrobe, wood-effect flooring, neutral decor, and a central light fitting. Completing the accommodation is the shower room, set internally off the hall, with a modern suite including an enclosed shower cubicle with an electric unit and splashback panels.

Superbly located, with excellent shopping and transport links, an ideal starter home or buy-to-let.



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Approximate Gross Internal Area: (410 sq ft - 38.1 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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