



576/5, Gorgie Road, Edinburgh, EH11 3AL

Well-Presented & Spacious, Two-Bedroom, Third-Floor Flat with Balcony

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Property Description

Well-presented and spacious, two-bedroom, third-floor flat, with a private balcony. Forming part of a modern development, conveniently located in the popular Gorgie area, just west of Edinburgh city centre.

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

With light neutral decor throughout, highlights include a fitted kitchen and bathroom suites, and contemporary flooring. In addition, there is good storage provision, electric heating, double glazing, and a secure entry system.

Superbly located, with plenty of local amenities and transport links, the development also includes residents' parking.

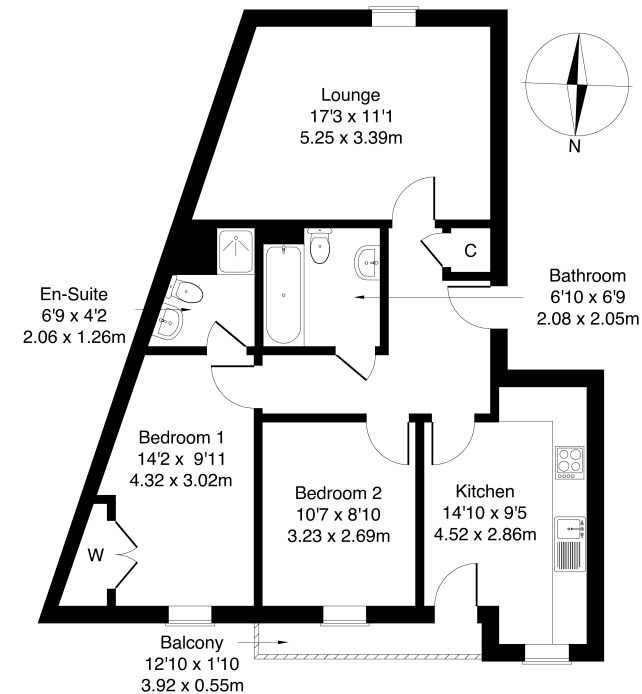
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. Set to the front, enjoying a south-facing aspect, the lounge is flooded with natural light, and features light decor and laminate flooring. Set to the rear, the kitchen has access to a private balcony and ample space for dining. Fitted units and worktops include a tiled surround, a sink with a drainer, and an integrated oven and electric hob.

Two double bedrooms are set to the rear, similarly finished with light decor and laminate flooring, with the principal bedroom featuring a built-in wardrobe and an en-suite shower room. While completing this home, the bathroom is set internally, with a three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (722 sq ft - 67 sq m.)



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

Area Description

Located just west of Edinburgh's city centre, Gorgie is a vibrant and historic district known for its traditional stone-built tenements and strong sense of community. The bustling Gorgie Road offers a wide range of local amenities, complemented by larger retail options including Sainsbury's, ALDI, and an ASDA superstore in nearby Chesser. The area is home to Heart of Midlothian Football Club and offers a variety of leisure facilities such as Gorgie Farm, Dalry Swim Centre,

Craiglockhart Sports Centre, and the Fountain Park complex, which features a multi-screen cinema, gym, and a selection of restaurants. Excellent transport links are available via frequent bus services along Gorgie Road, with Haymarket Station also nearby. Gorgie benefits from close proximity to Napier and Heriot-Watt Universities, as well as Edinburgh College, making it an ideal location for a diverse range of residents.





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