



172/8 Gorgie Road, Gorgie, Edinburgh, EH11 2NT

Light & Well Presented, One Bedroom, South-Facing, Dual Aspect, Second Floor Flat

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Property Description

Light and well presented, one-bedroom, south-facing, dual-aspect, second-floor flat forming part of a traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, a double bedroom and a bathroom.

Features include a modern fitted kitchen with appliances, a bright bathroom, contemporary lighting, gas central heating and double glazing.

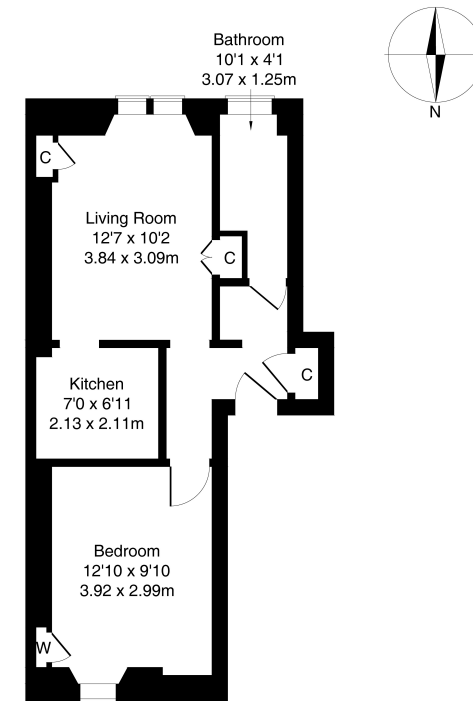
In addition, there is light tasteful decor, TV and telephone points, a secure entry system; and a shared drying yard to the rear.

The hall gives access to all rooms except the kitchen, and features space for outerwear, a built-in store cupboard, and the secured entry handset. A good-sized public room is set south-facing to the front, and features carpeted flooring, a spotlight fitting, open press shelving and a press cupboard housing the central heating unit.

The kitchen is set off the lounge, with recessed spotlighting, stone effect worktops and a matching splashback surround, a sink with drainer; a freestanding fridge/freezer and washing machine; and an integrated oven, gas hob and canopy.

Rear-facing is a double bedroom featuring carpeted flooring, cornice work, a press cupboard and ample space for freestanding storage. Completing the accommodation, the bright front-facing bathroom is fitted with a three-piece suite, including an electric shower unit over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (441 sq ft - 41 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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