



maloco
mowat
parker

6/5 Smithfield Street, Edinburgh, EH11 2PJ



Key Features

 1 Bedroom

 2 Public

 1 Bathroom

Situated within a traditional Edinburgh tenement in the ever-popular Gorgie area, this well-presented one-bedroom apartment offers comfortable living with a flexible layout and excellent access to the city centre.

A thoughtfully planned interior, where the open-plan living space provides a sociable setting for both everyday living and entertaining. Natural light streams through generous windows, creating a bright and welcoming feel. Just off the lounge is a separate dining "box" room – a highly versatile space that could serve as a formal dining area, home office, study or additional storage, depending on your needs. This clever addition enhances the overall functionality of the home.

The property forms part of a traditional Edinburgh tenement, combining classic proportions with modern convenience. To the rear, residents enjoy access to a well-maintained communal garden – a lovely shared outdoor space ideal for relaxing or catching some sunshine. There is also ample on-street permit parking, a valuable feature in this well-connected neighbourhood.

Smithfield Street sits in the heart of Gorgie, a vibrant and well-established community just west of the city centre. A wide range of local shops, cafes and everyday amenities are within easy walking distance, while nearby Fountainbridge and Fountain Park offer leisure facilities including a cinema, gym and restaurants.

Excellent bus services run along Gorgie Road, providing swift access to the West End, City Centre and beyond, and Haymarket Station is within reach for rail links across Edinburgh and further afield.

This is a fantastic opportunity for first-time buyers, professionals or investors seeking a centrally located home with flexibility and character.

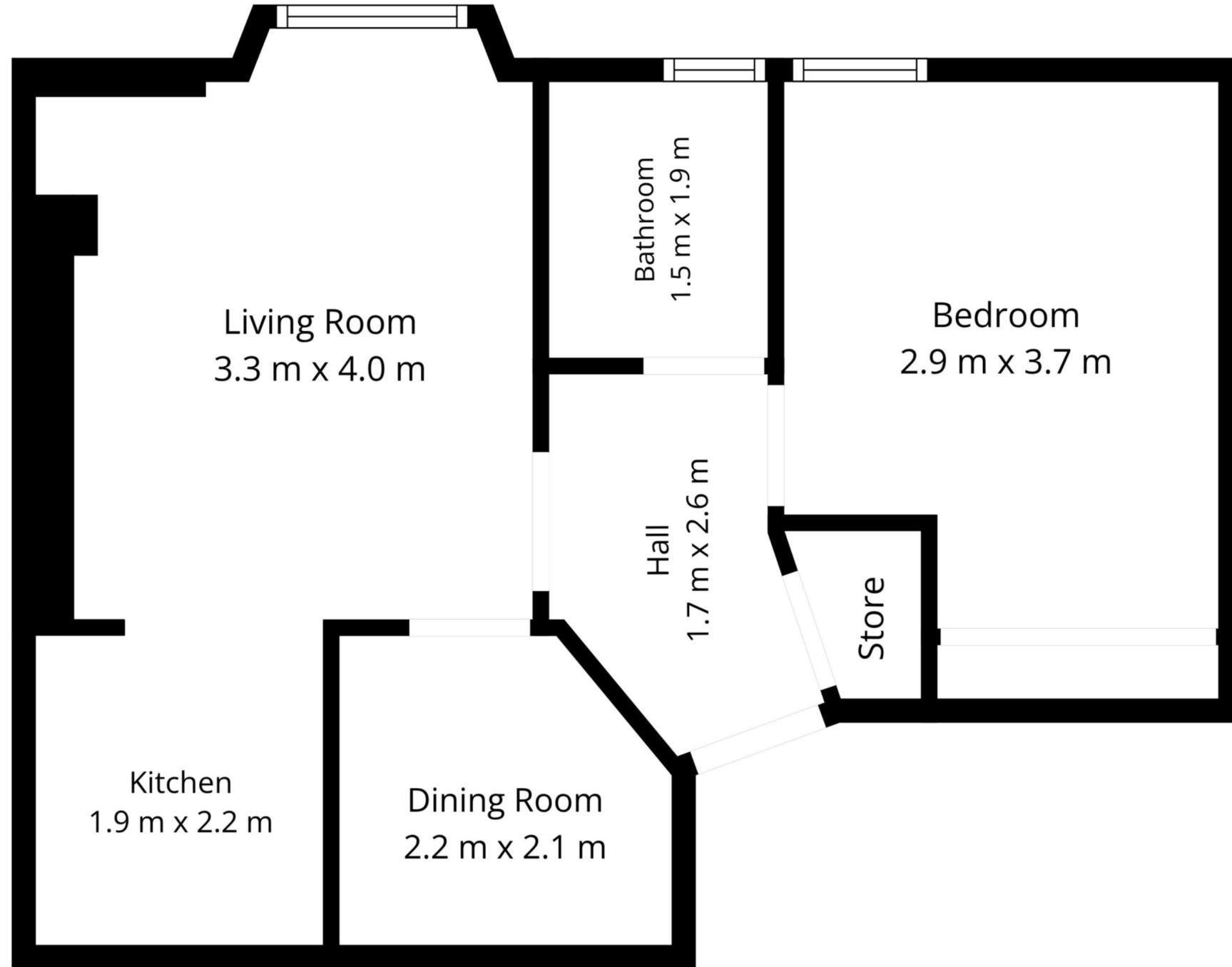
EPC Rating: C
Council Tax Band: B



Location

Gorgie is a lively neighbourhood just west of Edinburgh's city centre, offering excellent transport links, with frequent buses and nearby train stations such as Slateford and Haymarket providing quick access across the city. The area features a strong mix of everyday amenities along Gorgie Road, including shops, cafés, international grocery stores, and independent businesses. Residents also benefit from nearby green spaces like Saughton Park and the Water of Leith walkway, ideal for walking and outdoor activities. Local education options include Gorgie Mills School within the neighbourhood. With its community feel, diverse services, and easy travel connections, Gorgie offers convenient and well-rounded city living.





TOTAL: 40 m²
 Ground floor: 40 m²
 EXCLUDED AREAS: WALLS: 5 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

