



This image has been virtually staged

Property Description

Light and well-presented two-bedroom, second-floor (top) flat, forming part of an established residential development. With a skyline view of the Pentland Hills, conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, two double bedrooms, and a shower room.

An ideal starter home or buy-to-let, close to the city centre and with superb transport links. Highlights include a modern fitted kitchen with appliances, contemporary flooring and gas central heating.

In addition, there is double glazing and excellent storage provision, including an allocated store in the communal stair. There is also a secured entry system, a shared drying yard to the rear, with zoned parking to the front and on surrounding streets.

An entrance welcomes you into the property, providing access to all rooms and making this an ideal space for seamless and functional living. The living room is finished with contemporary flooring and features a fireplace, creating a warm and comfortable environment. The kitchen has a modern finish with granite-effect countertops, a stylish splashback, a stainless steel sink with a drainer, as well as an integrated oven and gas hob with a canopy above, along with space for additional appliances.

The hallway leads through to the bedrooms, offering plenty of cupboard space. The bedrooms are finished with light and tasteful décor and benefit from matching contemporary flooring from the hallway. Completing the property is the family shower room, which features a three-piece suite with a shower cubicle.



1/7 Saughton Avenue, Edinburgh, EH11 2RX

Approximate Gross Internal Area: (743 sq ft - 69 sq m.)

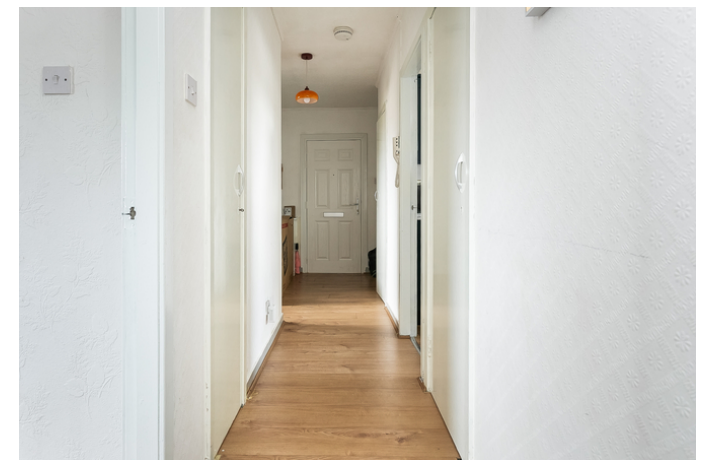


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.