



11/16, Smithfield Street, Gorgie, Edinburgh, EH11 2PG

Beautifully Presented, One-Bedroom, Third-Floor (Top) Flat

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Property Description

Light and beautifully presented, one-bedroom, third-floor (top) flat, forming a traditional stone-built tenement. Conveniently located in the popular Gorgie area, just west of Edinburgh city centre.

Set quietly to the rear of a period building, it offers leafy views and an eclectic mix of modern decor and fittings.

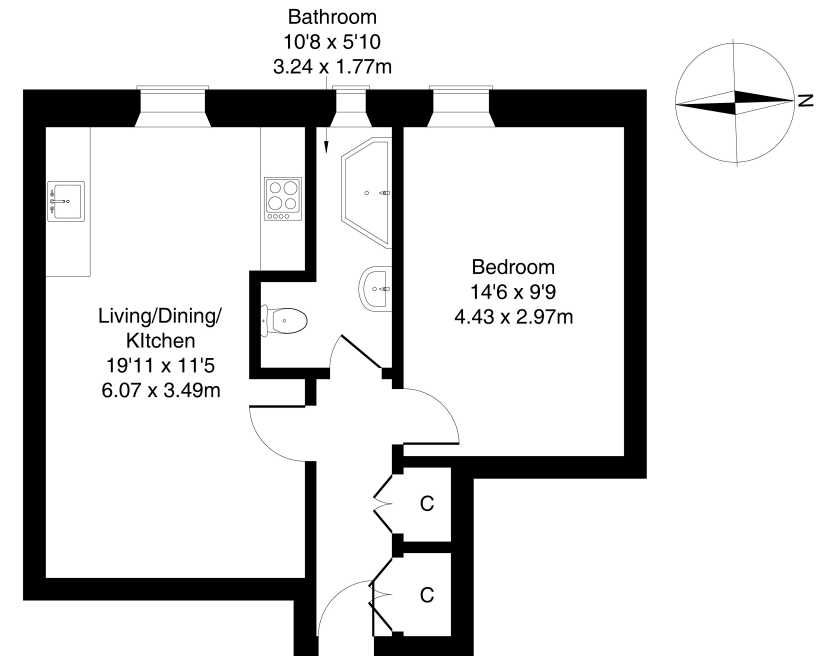
Comprises an entrance hallway, a living/dining room and kitchen, a double bedroom, and a bathroom. Highlights include a modern fitted kitchen, a stylish traditional-style bathroom, and continuous modern flooring.

Additionally, there are tall ceilings, gas heating, double glazing, and a feature fireplace for the lounge. There is a skylight cupola for the communal stairway, a shared garden to the rear, and a secure entry system.

The property welcomes you through an entrance hall providing access to all rooms, creating a seamless and practical layout throughout. The open-plan living room and kitchen continue the contemporary flooring from the hallway and have been finished with light, neutral décor, creating a bright and inviting living space. The kitchen has been completed to a modern standard, featuring wood-effect worktops, a tiled splashback, a stainless steel sink with drainer, an integrated oven and electric hob with canopy extractor above, along with space for two additional appliances.

Situated opposite the living area, the bedroom continues the matching flooring and neutral décor, while a large window allows an abundance of natural light to fill the room. Completing the home is the beautifully finished bathroom, comprising a modern three-piece suite with an electric shower over the bath and a stylish ladder-style heated towel radiator.

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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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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



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