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106 3F3 Gorgie Road, Gorgie, Edinburgh, EH11 2NP

This third-floor flat offers an ideal opportunity for those looking to add their personal touch. The property features a lounge/kitchen/diner with an electric hob and fan oven, requiring renovation to reach its full potential.

The accommodation includes a double bedroom and a shower room complete with a mains shower, providing comfortable living arrangements.

Single glazing throughout the property complements the gas central heating system, ensuring warmth. On-street permit parking is available, adding convenience.

Please note that this property is being sold as seen. No guarantee or warranty will be given to the purchaser regarding the existence or condition of any services or systems in or on the property. The purchaser will require to accept the position as it exists, as no testing of any services or systems shall be allowed. No specialist reports (including structural, roof or EWS1) will be provided for the property and no moveable items will be included in the sale.

Location

Located in Gorgie, a vibrant area of Edinburgh, this flat is in proximity to local amenities and excellent transport links. Gorgie Road is well-served by regular bus services, providing easy access to the City Centre and surrounding areas.

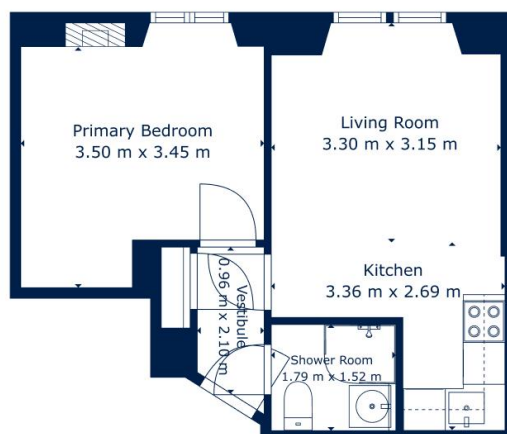
Fixtures and Fittings

Sold as seen.

Viewing Details

By appointment contact Simpson & Marwick

SIMPSON & MARWICK



For identification purposes only.
Not to scale.

106 (3rd FF) Gorgie Road
Gorgie, Edinburgh, EH11 2NP

Approx. Gross Internal Area:
376.737 Sq Ft (35 Sq M)

EPC: D (62)

Council Tax - B

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

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