



3/5 Smithfield Street
Gorgie, EH11 2PH

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

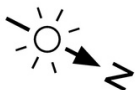
- Lounge
- Open Plan Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Rear Garden
- Permit Parking
- EPC Rating - C



Excellent first purchase. Quietly located to the rear of a traditional tenement, this lovely first floor flat is situated within the popular area of Gorgie to the west of the City. There are good amenities available on the doorstep including a Sainsbury's Supermarket and Aldi. An excellent public transport service passes close by travelling to the City and many surrounding areas with the City Centre being a short drive away. The well-presented accommodation comprises; secure entry phone, hall, charming lounge open plan to the modern kitchen, double bedroom with built-in wardrobes and shower room. There is a well-maintained communal garden to the rear with on-street permit parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided. Please note, the furniture can be left in the property at no additional cost, if desired by the purchaser.



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Approx. Gross Internal Area

385 Sq Ft - 35.77 Sq M

For identification only. Not to scale.

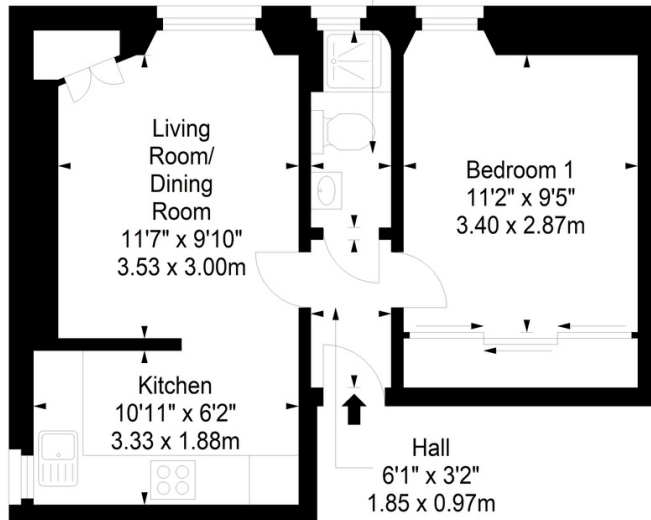
© SquareFoot 2026

Shower

Room

8'1" x 3'3"

2.46 x 0.99m



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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