



8/4 Coxfield

Gorgie, Edinburgh, EH11 2SY



VMH ESTATE AGENTS



One-bedroom second-floor flat just off Gorgie Road, ideal for first-time buyers

- Sitting/dining room
- Kitchen
- Double bedroom - built in wardrobes
- Bathroom
- Bright & well proportioned
- Ideal for a first time buyer
- Excellent location close to amenities
- Well presented & in move in condition
- Resident's parking
- Electric heating & double glazing

Offers Over:

£155,000



Further information can be found in the home report.

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About the Property

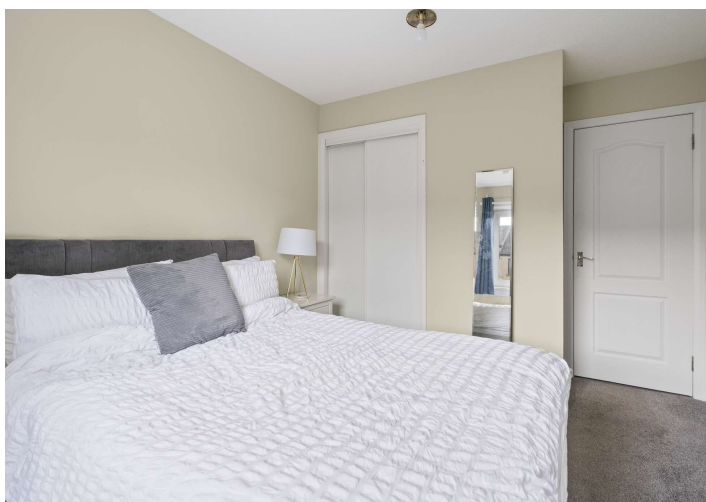
Situated within a semi-modern residential development just off Gorgie Road, this well-proportioned one-bedroom second-floor flat offers an excellent opportunity for first-time buyers and those seeking a conveniently located city home. The property provides comfortable accommodation throughout and is ideally placed for access to a wide range of local amenities and excellent transport links.

The accommodation comprises a welcoming sitting/dining room, a well-appointed kitchen, a generous double bedroom with built-in wardrobe space and a modern bathroom with a three-piece suite.

Further benefits include residents parking, electric heating and double glazing.

Extras

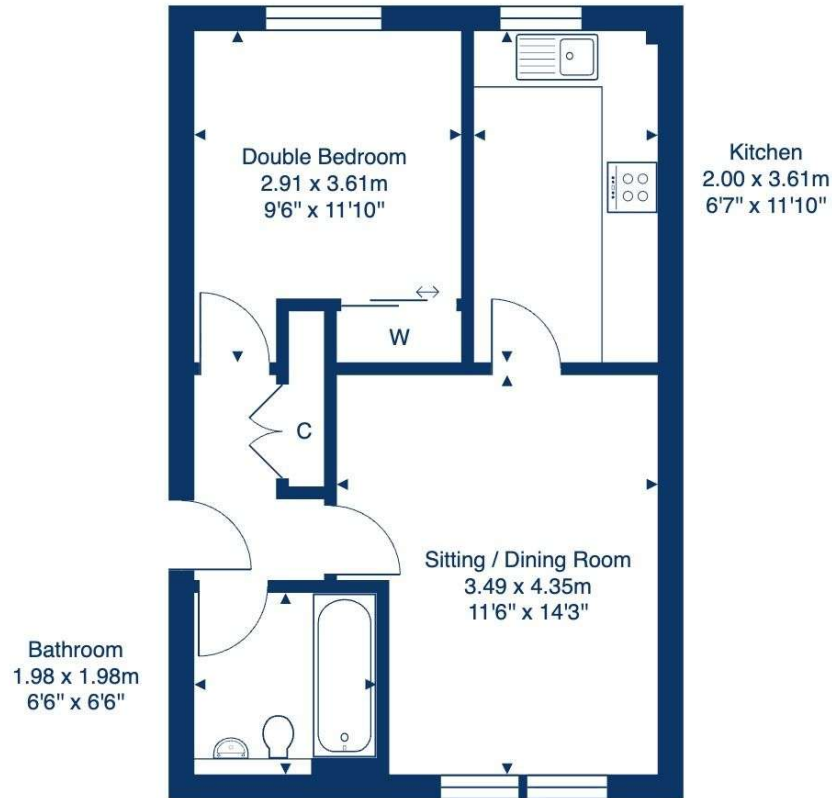
To include all fitted carpets, floor coverings, curtains, curtain poles and blinds in addition to the white goods within the kitchen; oven, hob, washing machine, fridge & freezer.





Floor Plan

8/4 Coxfield, Edinburgh, EH11 2SY



Second Floor

Total Area: 40.9 m² ... 440 ft²

All measurements are approximate and for display purposes only.



Location

Gorgie is conveniently situated approximately two miles west of the city centre with an abundance of local amenities on its doorstep and within walking distance of Haymarket and the West End. The Union Canal and the open space of Harrison Park are close by providing leisure opportunities whilst Fountain Park offers further entertainment & gym facilities. Haymarket Railway Station is nearby and there are excellent bus & tram services giving easy access to the city centre and Edinburgh Airport.

Management

The development is factored by James Gibb at an average quarterly cost of £80. This covers communal maintenance, common buildings insurance and management of shared repairs.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.