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Offers Over
£150,000

5/12 White Park

Gorgie | Edinburgh | EH11 1TZ

An exceptionally appealing top floor flat, quietly positioned within a well-maintained development while remaining close to an excellent range of local amenities and frequent public transport links. Offering well-proportioned accommodation with excellent built-in storage, the property represents an ideal opportunity for a first-time buyer, professional or those seeking a convenient city base.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - A



Description

The welcoming entrance hallway benefits from useful storage and leads through to the main accommodation. The bright and comfortable reception room enjoys a pleasant front-facing aspect and is finished with laminate flooring, with ample space for both lounge and dining furniture. The fitted kitchen is positioned to the rear and features a range of fitted wall and base units, with a selection of white goods included within the sale. The spacious double bedroom also enjoys a leafy rear-facing aspect and is finished with carpeting, while excellent storage is provided by mirror-fronted built-in wardrobes. Completing the accommodation is a modern bathroom fitted with a white three-piece suite, including a bath with an electric shower over. Overall, this is a superbly positioned property offering comfortable accommodation, excellent storage, private parking and well-maintained communal grounds, making it an ideal first home or convenient city bolthole.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Development

A residents' committee oversees the upkeep and maintenance of the communal areas, with the current charge understood to be approximately £15 per month.

Gardens & Parking

Externally, the development benefits from areas of well-maintained communal garden grounds, providing attractive shared outdoor space. The property further benefits from an allocated parking space.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

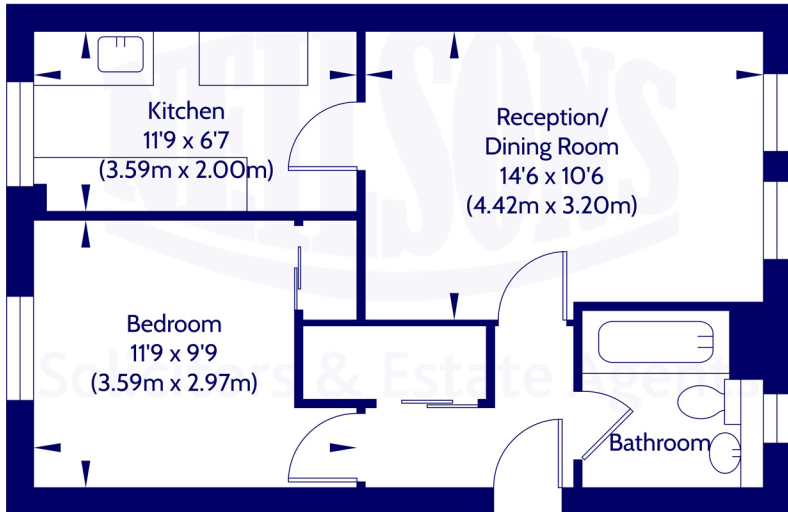
The property is situated within the popular residential area of Gorgie, approximately 1.5 miles west of Edinburgh city centre. The area offers an excellent range of everyday amenities, with a variety of shops, supermarkets, cafés, bars and local services all close at hand. Major supermarkets include Scotmid, Aldi and a large Sainsbury's, while a range of specialist shops and DIY stores are also easily accessible. Gorgie Road is well served by frequent bus services, providing convenient links to Edinburgh city centre and many other areas of the capital, including direct access towards the Royal Infirmary of Edinburgh. Haymarket Railway Station is also within easy reach, providing excellent rail connections for commuters and those travelling further afield. The location is particularly well suited to commuters, with the City Bypass just a short drive away, providing easy access to Edinburgh Airport and Scotland's central motorway network. A good selection of leisure and fitness facilities can also be found nearby, including The Gym and PureGym. Fountain Park is within easy reach and offers an excellent choice of entertainment and leisure facilities, including Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a wide selection of restaurants. With its superb transport links, excellent amenities and convenient access to the city centre, Gorgie is an increasingly popular choice for a wide range of buyers.





Approx. Gross Internal Floor Area 41 Sq M / 442 Sq Ft.

4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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