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Flat 3, 9 Handyside Place, Edinburgh, EH11 1ZH

Tastefully Presented Two-Bedroom, Corner-Aspect Ground-Floor Apartment with a Private Garden Terrace

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Property Description

Rarely available, tastefully presented and spacious two-bedroom, corner-aspect ground-floor apartment with a private garden terrace. With a secluded position forming part of a modern residential development, located in Edinburgh's popular Gorgie area, just west of the city centre.

Comprises an entrance hallway, open-plan living dining room and kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen with appliances, generous room sizes, contemporary flooring and decor. In addition, there is double glazing, gas central heating, and good integrated storage including bedroom wardrobes.

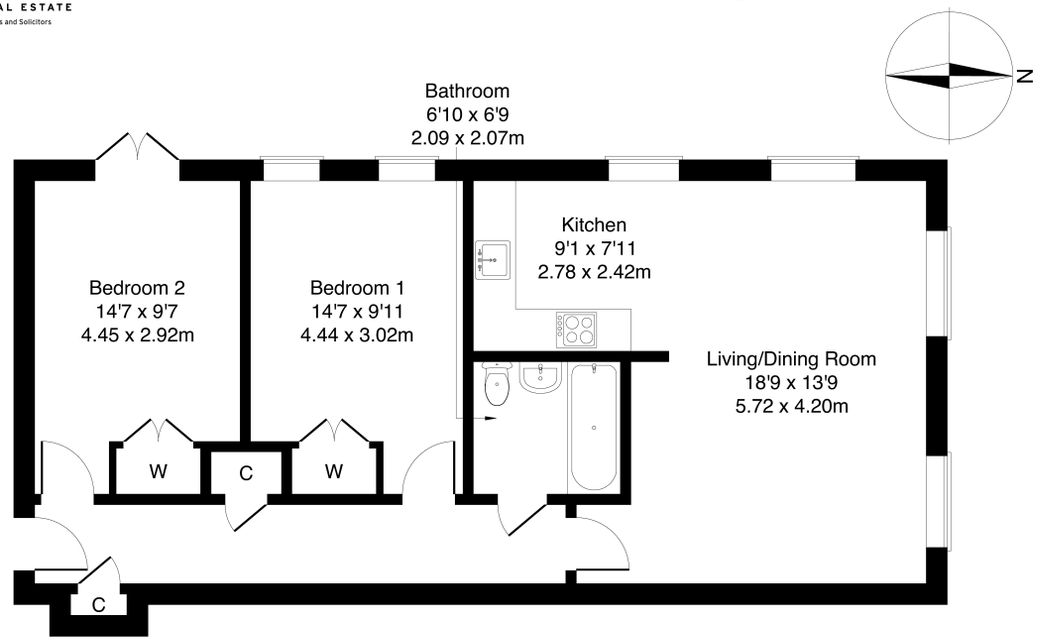
The development provides a secure residents' car park with a shared bike store, a secure entry system, and communal grounds.

A welcoming hallway provides access to all areas of the property and benefits from a secure entry handset and two handy built-in storage cupboards. The spacious open-plan living area makes excellent use of the flat's attractive corner position, enjoying pleasant leafy views from dual aspects. There is plenty of space for both lounge and dining furniture, creating a bright and versatile environment ideal for everyday living and entertaining. The fitted kitchen is finished with stone-effect worktops and incorporates a sink with drainer, fridge/freezer, washing machine and an integrated oven, gas hob and extractor canopy.

There are two generously proportioned and versatile double bedrooms, both featuring carpeting, built-in wardrobes and pendant light fittings. Bedroom two further benefits from French patio doors which open directly onto the private terrace. Completing the accommodation is a spacious, internally positioned family bathroom, fitted with a contemporary three-piece suite, shower over the bath and tiled splashback walls.

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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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