



Solicitors & Estate Agents



314 1F3 Gorgie Road

Gorgie | Edinburgh | EH11 2QZ

Impressive and charming one-bedroom first floor flat ideally located within the popular Gorgie district of the capital. Recently fully refurbished throughout, the property offers bright and stylish accommodation and is conveniently positioned with a fantastic range of local amenities and transport links on the doorstep. An ideal purchase for first-time buyers and young professionals.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Share garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a useful storage cupboard. The bright and airy open-plan lounge/kitchen/diner provides a lovely main living space with room for both lounge and dining furniture. The smart and well-appointed kitchen is fitted with a range of integrated appliances and benefits from partial tiling to the splash areas. The sizeable double bedroom enjoys a lovely rear-facing aspect and benefits from an integrated wardrobe with sliding doors. There is also ample space for a range of freestanding furniture. The stylish shower room is fully tiled and benefits from tiled flooring and a step-in rainfall shower.

Further benefits include gas central heating, double glazing and secure door entry.



Gardens & Parking

Externally, residents have access to a shared rear garden. On-street permit and metered parking are available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, hood, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





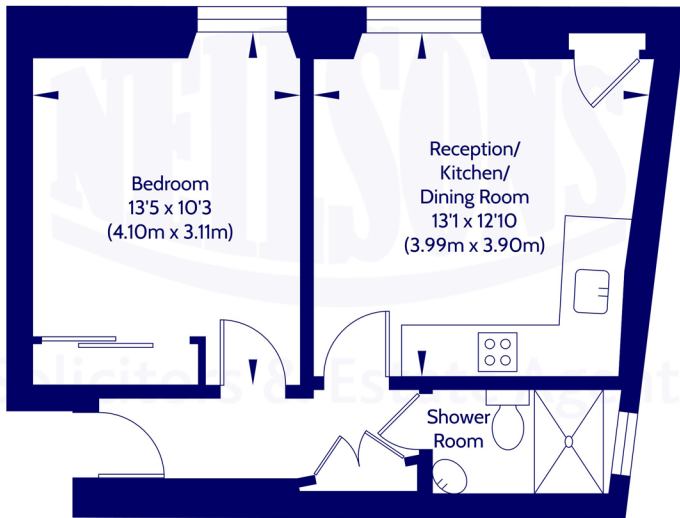
Location

The property is located in the popular residential area of Gorgie, which is situated approximately a mile and a half from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley and an excellent range of restaurants, bars and pubs.



Approx. Gross Internal Floor Area 35 Sq M / 373 Sq Ft.

1st 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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