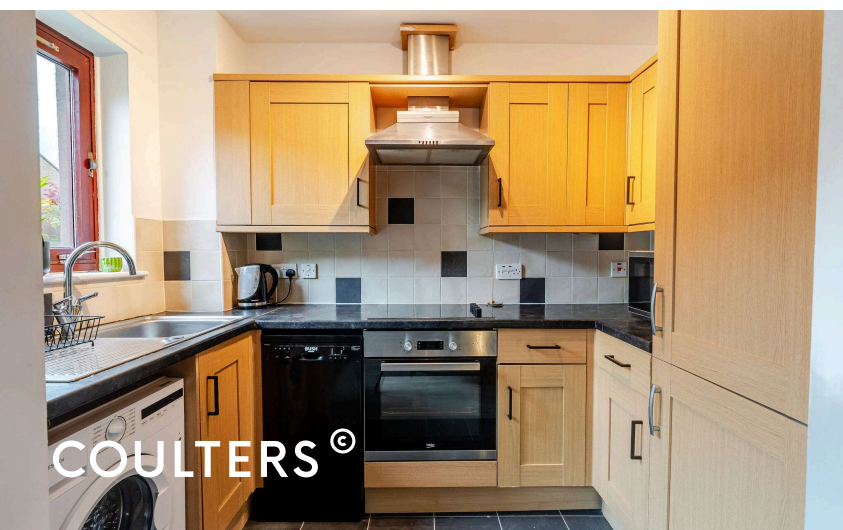


COULTERS[®]

3/4 COXFIELD

GORGIE, EDINBURGH, EH11 2SY

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within a small residential development in Gorgie, 3/4 Coxfield is a well-presented first-floor flat, offering comfortable contemporary living in a highly convenient location to the west of Edinburgh city centre. The property benefits from a secure entry system, communal grounds and residents' car park, with excellent accessibility for the city centre, Edinburgh Airport and the surrounding road network.

The living room is a bright, well-arranged space, with room for a comfortable seating area alongside a dining table and a dedicated desk for home working or studying. Contemporary flooring and a striking dark feature wall give the room a distinctive finish, while the layout makes good use of the available space.

The separate kitchen is fitted with a range of wall and base-mounted cabinetry, complemented by dark worktops, tiled splashbacks and integrated fridge, freezer, oven and hob.

KEY FEATURES



First floor flat in small development.



Car park for residents.



Fifteen minute walk to Balgreen tram stop.



EPC Rating - C



Ideal for a first time buyer or investor.



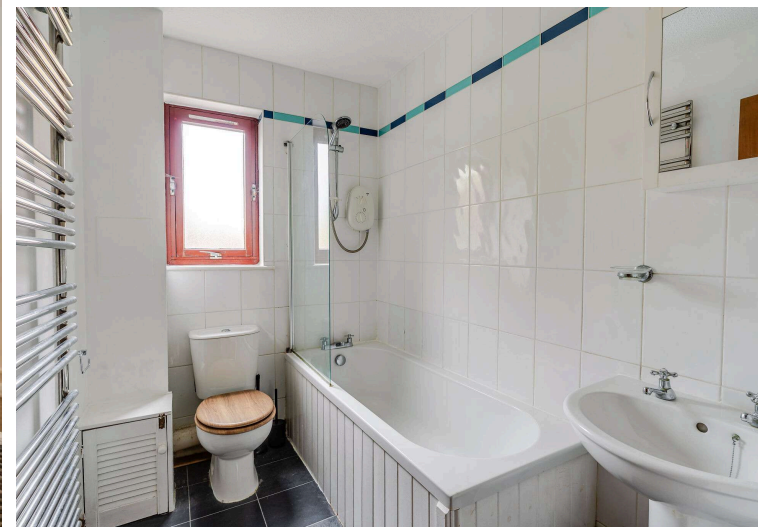
Supermarkets, shops & parks all accessible on foot.



Excellent buses into the city centre.



Council Tax Band - B



The double bedroom is neutrally decorated and benefits from fitted mirrored wardrobes, providing useful storage while maintaining a clean, uncluttered feel. The bathroom is fitted with a bath and shower over, WC and wash hand basin, with white wall tiling and a contrasting dark floor.

The property further benefits from double glazing and electric heating.

EXTRAS

All blinds, light fittings and white goods are included in the sale price.



THE LOCAL AREA

Situated to the west of Edinburgh's city centre, Gorgie is a vibrant and cosmopolitan neighbourhood popular with first time buyers and professionals alike. Gorgie is well-served by a wide selection of cafes, pubs and independent shops. For grocery needs, Aldi and Sainsburys supermarkets are a few minutes walk away and just down the road, Chesser has an M&S Food store and a 24 hour Asda.

The nearby Union Canal and Water of Leith offer scenic walking, running and cycling routes and there are a number of local parks including Harrison Park and Saughton Park with its renowned Rose Garden.

The property is ideally placed for students and professionals, with Heriot-Watt and Edinburgh Napier Universities easily accessible via frequent Lothian Bus services. These also provide direct routes to the city centre, Haymarket and Waverley stations. Tram services from Balgreen offer an additional public transport option to Edinburgh Airport and other destinations. Drivers benefit from straightforward access to the City Bypass and M8.

HOME REPORT VALUATION: £160,000



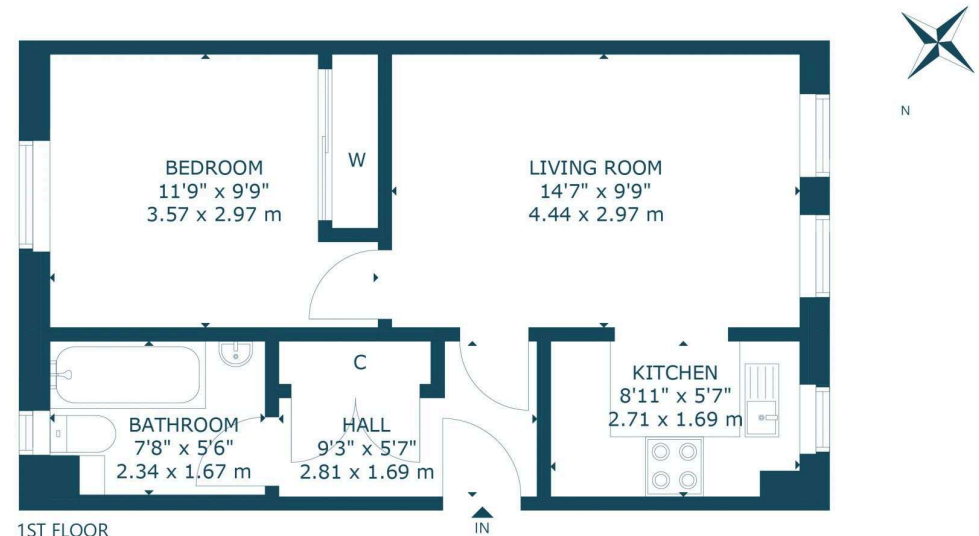
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3 - 4 COXFIELD, EDINBURGH, EH11 2SY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 355 SQ FT / 33 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.