NEILSONS

Solicitors & Estate Agents



Offers Over

£165,000

13/11 Smithfield Street

Gorgie | Edinburgh | EH11 2PG

This beautifully presented 2nd floor flat forms part of a traditional tenement in the popular, high amenity area of Gorgie, close to excellent amenities, transport links and within easy reach of the city centre.

- 1 Bedroom
- 1 Public room
- 1 Bathroom
- Communal Garden
- Permit/metered Parking
- EPC Rating – C
- Council Tax Band – B



Description





Offered to the market in true move-in condition, this delightful home shall undoubtedly appeal to the first-time buyers or investors seeking a fine home in excellent condition and merits internal viewing to be fully appreciated. Accessed via secure door entry system, Flat 11 is located on the 2nd floor and comprises; entrance hallway enhanced with solid wood flooring throughout. There is a front-facing reception room with a large storage cupboard with shelving and light together with a further cupboard housing the combi boiler. The contemporary kitchen is cleverly designed with an open plan set up from the reception room, with ample wall and base units, complementary worktops incorporating a breakfast bar with built-in Induction hob, electric oven together with the integrated fridge and washing machine. There is a good sized double, again with window to front and providing a good space and featuring a period fireplace. Completing the accommodation is the stylish three piece shower room, with mains shower. Further benefits include gas central heating with combi and double glazing.

Extras

All the fitted floor coverings, light fittings and blinds together with the induction hob, oven and integrated appliances (fridge and washing machine). The free standing freezer can be included in the sale if desired.

Externally

There is a communal garden located to the rear and for the car owner, permit and metered parking is available within the street and surrounding areas.

Viewing

By appointment through Neilsons on 0131 625 2222.





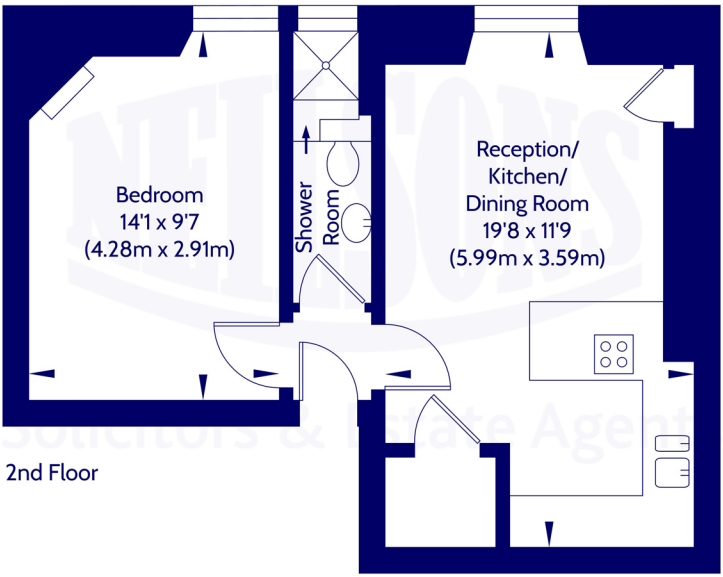




Location

The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh city Centre. There is a regular bus service to the city centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network. Haymarket train station is within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Lidl and a large Sainsbury's, as well as specialist shops, 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, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.

Approx. Gross Internal Floor Area 38 Sq M / 407 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year