NEILSONS

Solicitors & Estate Agents



Offers Over

£150,000

11/15 Smithfield Street

Gorgie | Edinburgh | EH11 2PG

This light and airy top floor flat is ideally situated within the ever-popular district of Gorgie, close to a host of excellent local amenities and transport links. The property would make the ideal purchase for the first time buyer or young professionals.

- 1 Bedroom
- 1 Public Room
- 1 Shower Room
- Permit/metered parking
- Communal garden
- EPC Rating – C
- Council Tax Band - B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway, generously proportioned and bright reception room/dining open plan to stylish fitted kitchen with useful built-in storage cupboard, well proportioned double bedroom with attractive en-suite shower room. Further benefits include gas central heating & double glazing.

This property has been subject to partial virtual staging to show the effect of a makeover on the property. It should be noted that the property is mostly empty as per the "before" images which have also been uploaded for perusal.





Extras

All fitted floor coverings will be included in the sale together with the integrated ove/hob, fridge and washing machine.

Gardens & Parking

There is a well maintained communal garden together with metered/permit parking available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





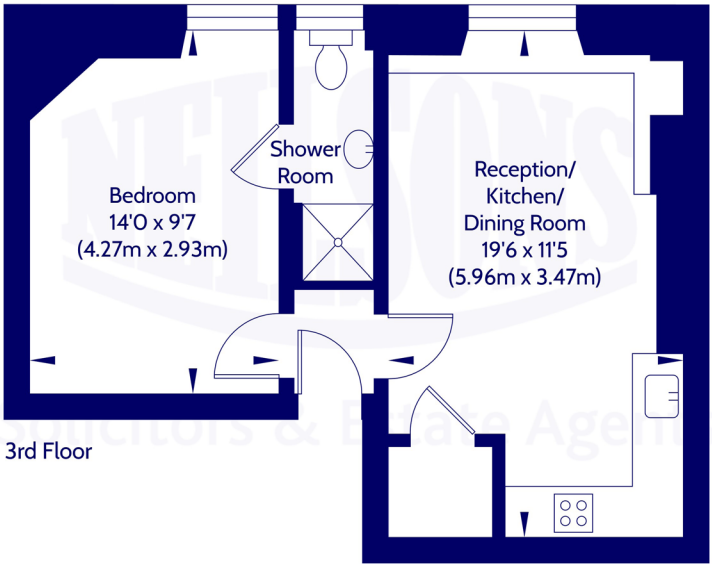




Location

The property is in the popular district of Gorgie, situated approximately 1.5 miles from Edinburgh City Centre. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh Airport. There is an abundance of excellent amenities on the doorstep, including a large Sainsbury's and Aldi, as well as specialist shops, cafes, restaurants, and bars. A wide range of leisure facilities are also within close proximity, including The Gym, Pure Gym, and, most notably, the Fountain Park complex.

Approx. Gross Internal Floor Area 37 Sq M / 403 Sq Ft.



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.

NEILSONS

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

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