




McEwan Fraser Legal
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EDINBURGH, EH11 2LA



EDINBURGH

"ONE BED FLAT IN POPULAR LOCATION"

Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street.

The area comprises a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station is also within close proximity of the property.



2 F 1 7 5 G O R G I E R O A D

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A fantastic opportunity to purchase a first floor one bedroom flat in the heart of Edinburgh which makes for an excellent first-time-buyer or buy-to-let opportunity. The flat is entered from a well-kept communal stairwell via a security entry phone system. Viewing of this property is highly recommended.

The accommodation internally comprises; entrance hallway, a spacious living area, kitchen which benefits from wall and floor mounted storage units, shower room with electric shower, WC and sink, and good sized double bedroom with ample room for storage.

This property and location will appeal a variety of buyers including first-time buyers and buy to let investors.



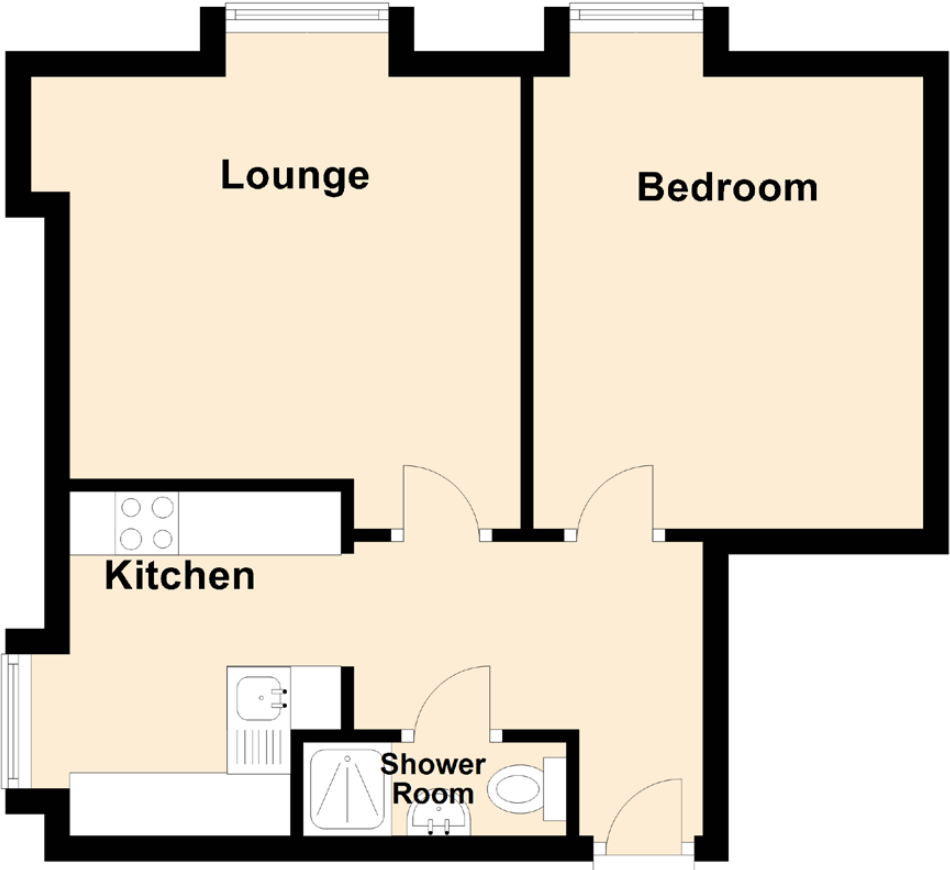
" EXCELLENT BUY TO LET
INVESTMENT "





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.57m (11'9") x 3.41m (11'2")
Kitchen	2.65m (8'8") x 2.08m (6'10")
Bedroom	3.57m (11'9") x 3.08m (10'1")
Shower Room	2.08m (6'10") x 0.80m (2'7")

Gross internal floor area (m²): 35m² | EPC Rating: D

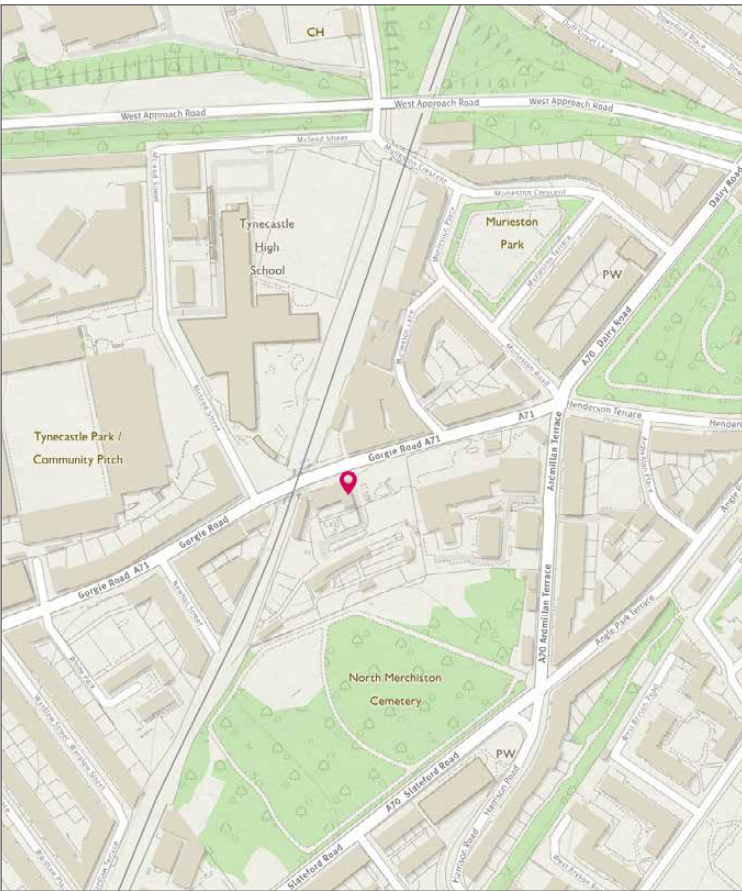


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