

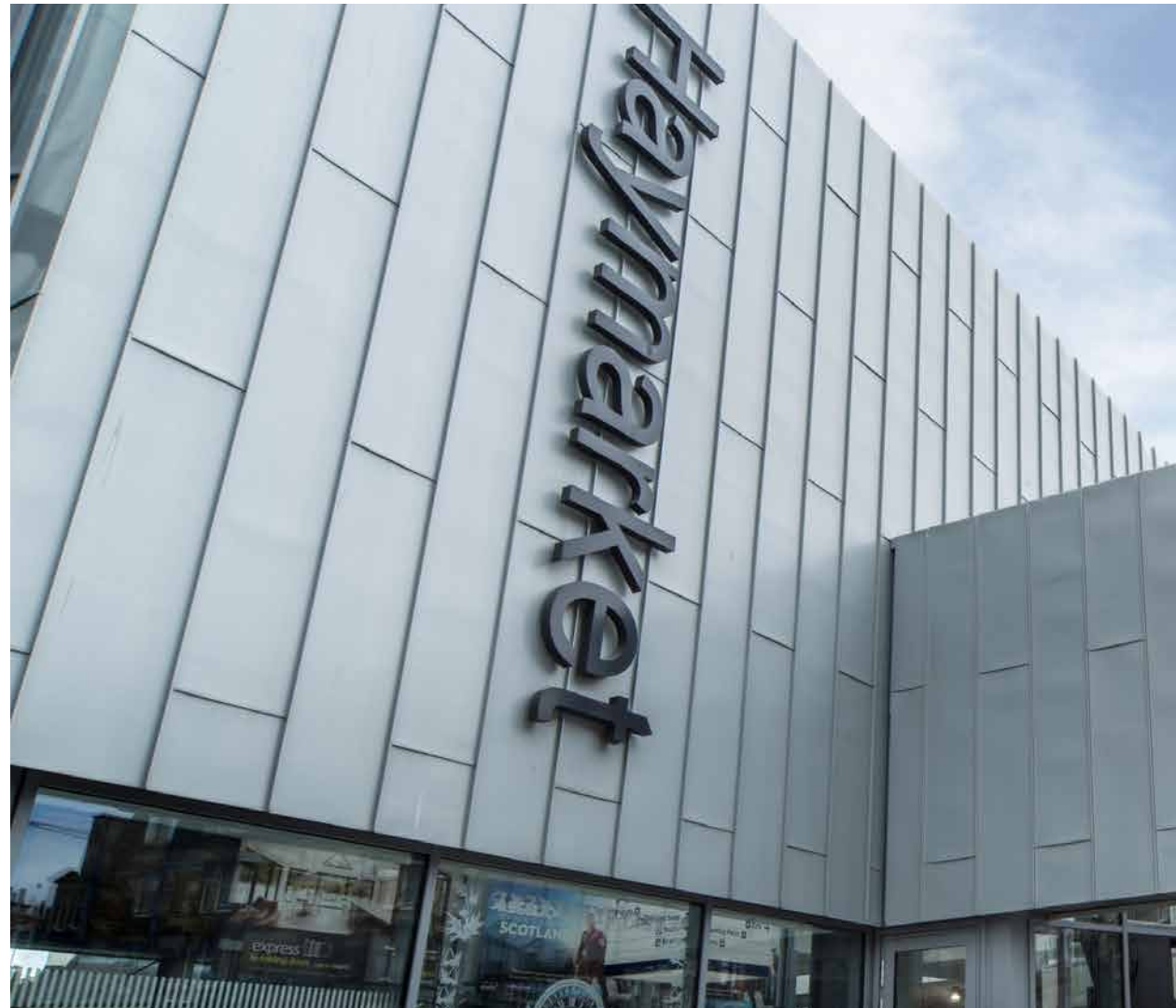


  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**5/2 Smithfield Street**

GORGIE, EDINBURGH, EH11 2PH





# THE LOCATION

*Gorgie, Edinburgh*

Gorgie is one of the city's most popular residential districts lying within easy reach of Haymarket, Edinburgh's West End and Princes Street. The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement.

There are local Post Office services and 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 ten minutes away using one of the many and frequent bus services that pass down Gorgie Road. For professionals commuting to Edinburgh park or the city, the Murrayfield tram stop is a fifteen-minute walk from the property.







An excellent opportunity has arisen to acquire this highly desirable one bedroom ground floor flat, well located within the popular Gorgie area of Edinburgh and making for an ideal first-time-buyer or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order and comprises a welcoming reception room, a well-formed kitchen with a range of base and wall mounted units, shower room and double bedroom.

This property also benefits from; high ceilings, gas central heating, full double glazing and a communal garden to the rear, accessed via the stairway. There is also more than adequate on-street parking to accommodate residents and visitors alike.



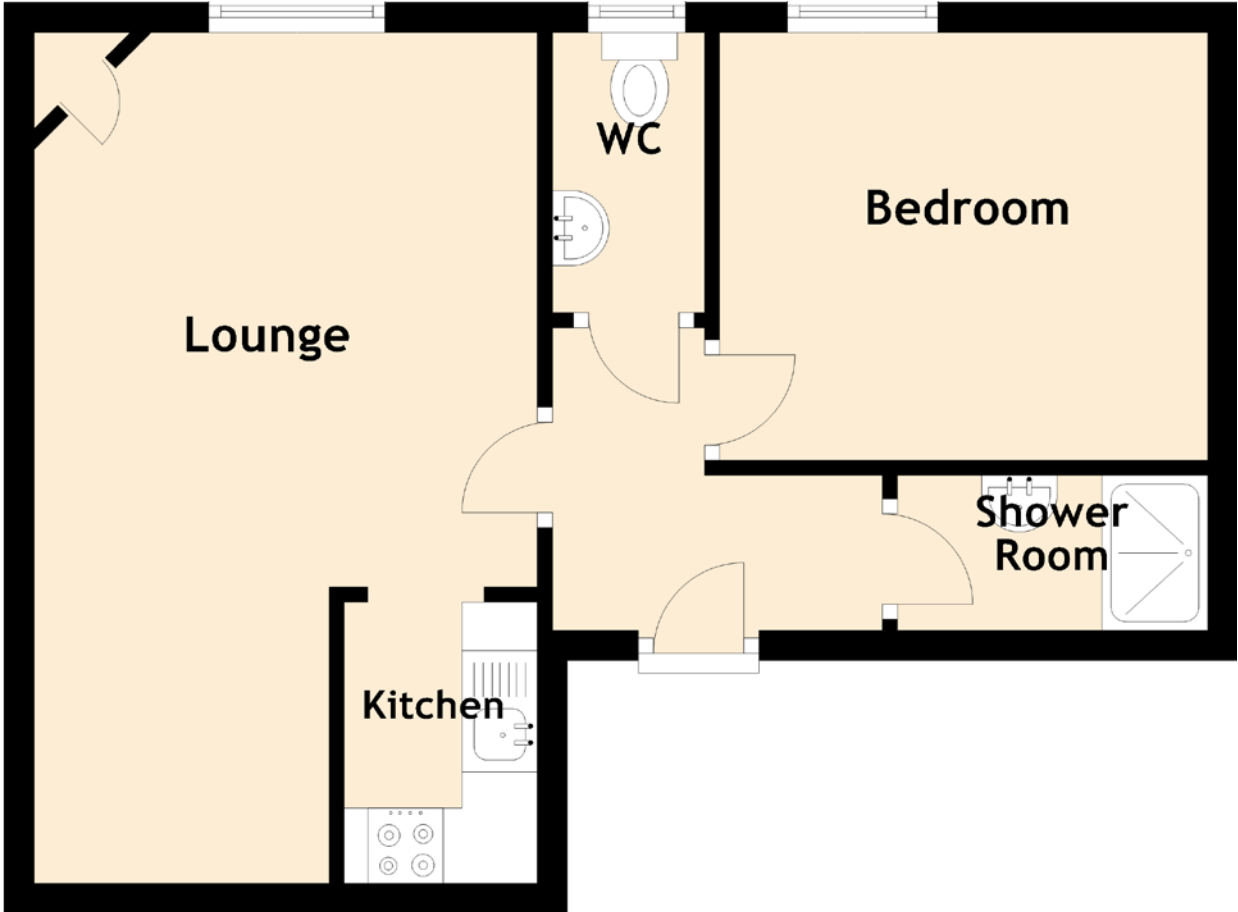


Bedrooms, Shower Room & WC



# DETAILS

Floor Plan, Dimensions & Location



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.65m (18'6") x 3.34m (10'11")
Kitchen	1.87m (6'2") x 1.28m (4'2")
Bedroom	3.24m (10'8") x 2.84m (9'4")
Shower Room	2.06m (6'9") x 1.03m (3'5")
WC	1.86m (6'1") x 1.01m (3'4")

Gross internal floor area (m²): 38m²  
EPC Rating: C







# McEwan Fraser Legal


Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



  
Text and description  
**MICHAEL MCMULLAN**  
Surveyor

  
Professional photography  
**MARK BRYCE**  
Photographer

  
Layout graphics and design  
**ALAN SUTHERLAND**  
Designer