

# 10/12 Smithfield Street

GORGIE, EDINBURGH, EH11 2PQ



*traditional second-floor one-bedroom tenement flat offers excellent proportions and is presented to the market in good condition*



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McEwan Fraser is delighted to present the traditional second-floor one-bedroom tenement flat to the market. The property offers excellent proportions and is presented to the market in good condition. It offers a lovely balance for a buyer who is keen to move in but still has the potential to renovate and add value. Benefits include gas central heating, double glazing, neutral décor, and a communal garden. This is an ideal first-time buy or a sound buy-to-let investment.

# THE LIVING ROOM



Accommodation is focused on a bright living room which boasts neutral décor, carpeted floors, downlighters, and plenty of space for a large sofa and supporting furniture. To one end, a traditional bed recess offers the perfect position for a dining table or a home office.



# THE KITCHEN



The kitchen is accessible from the living room and good use of space gives ample prep and storage space. Hob and oven are integrated, and the washing machine and fridge freezer are free-standing.







The double bedroom also enjoys neutral décor and carpeted floors. There is plenty of space for a large double bed and a full suite of supporting furniture. A beautiful fully-tiled bathroom completes the internal accommodation. The bathroom has a white three-piece suite with a shower over the bath.

## THE BATHROOM



# THE BEDROOM





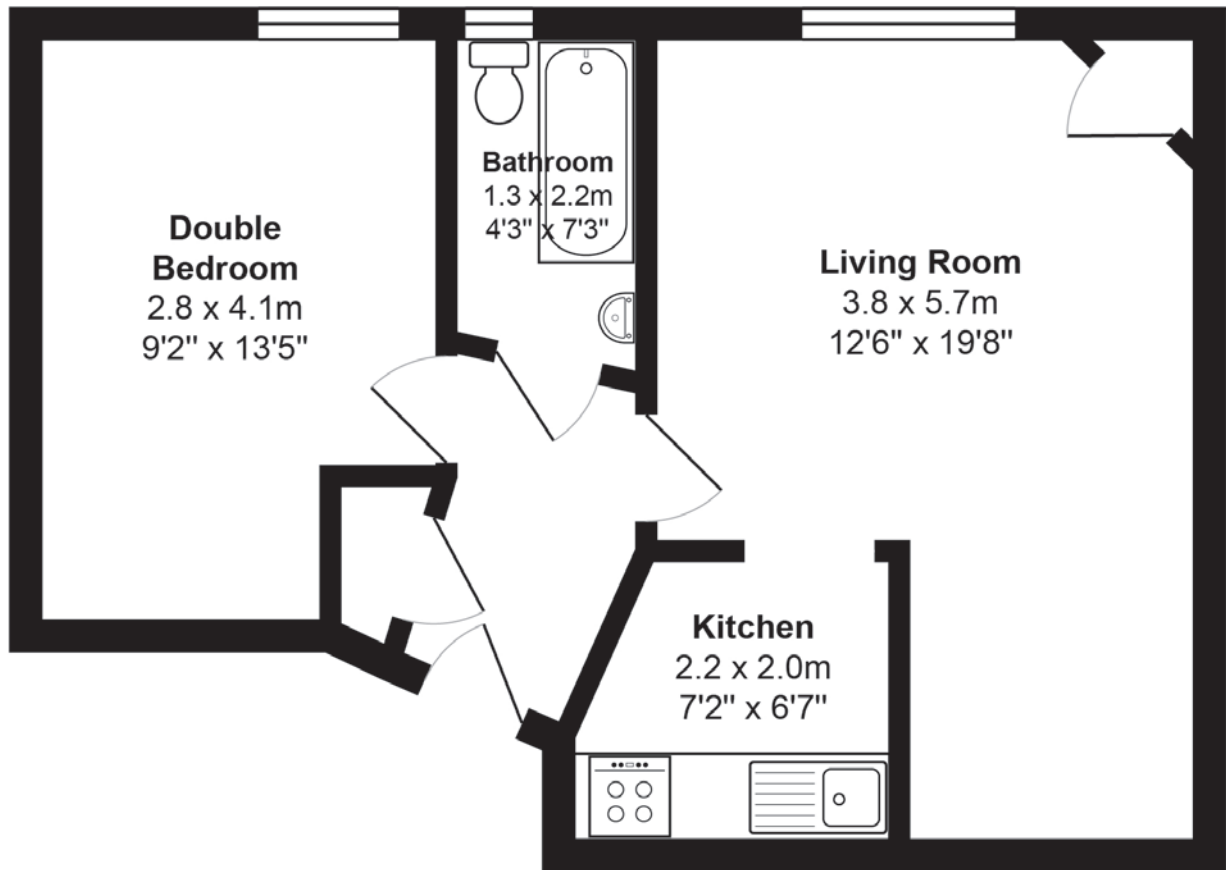
This is an excellent example of a traditional flat and internal viewing is recommended.

# EXTERNALS



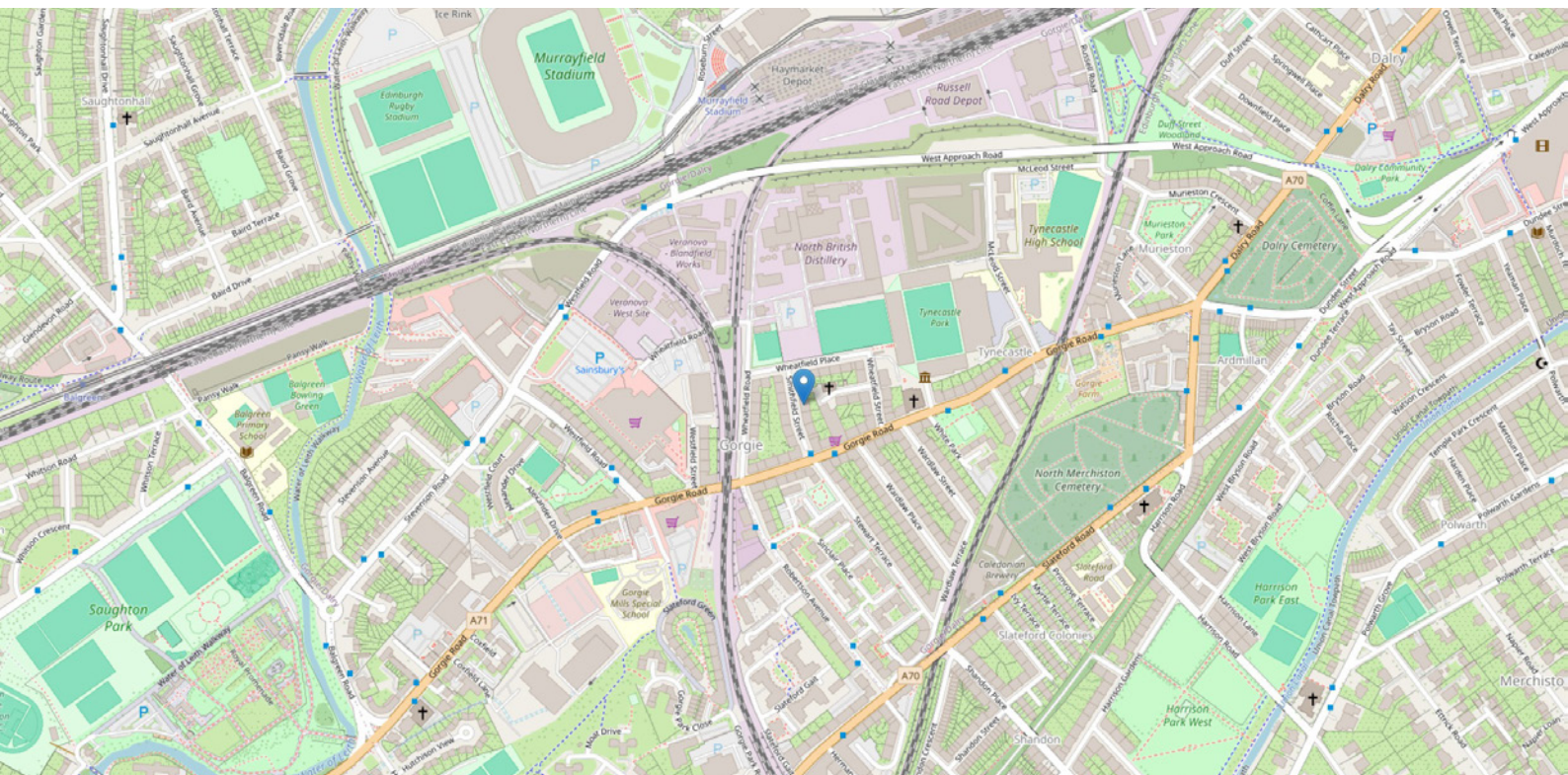


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Gorgie is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and the Edinburgh Tram service virtually on your doorstep, it is an ideal location for commuters or university/college students.







The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading north.



# McEwan Fraser Legal

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