

10/11 Smithfield Street

GORGIE, EDINBURGH, EH11 2PQ



*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, a separate kitchen, and a communal garden. This is an ideal first-time buy or a sound buy-to-let investment.

Accommodation is focused on a spacious living room which has neutral décor, laminate flooring, and plenty of space for a good range of furniture which could include a dining table or a home office suite. The separate kitchen makes superb use of the available space and enjoys a range of based and wall-mounted units that afford good prep and storage space. The bedroom is particularly generous for a flat of this type with space for a frame bed, large wardrobe, and supporting furniture. The bathroom completes the accommodation and it enjoys partial tiling and a three-piece white suite with a shower over the bath.

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







The Bedroom

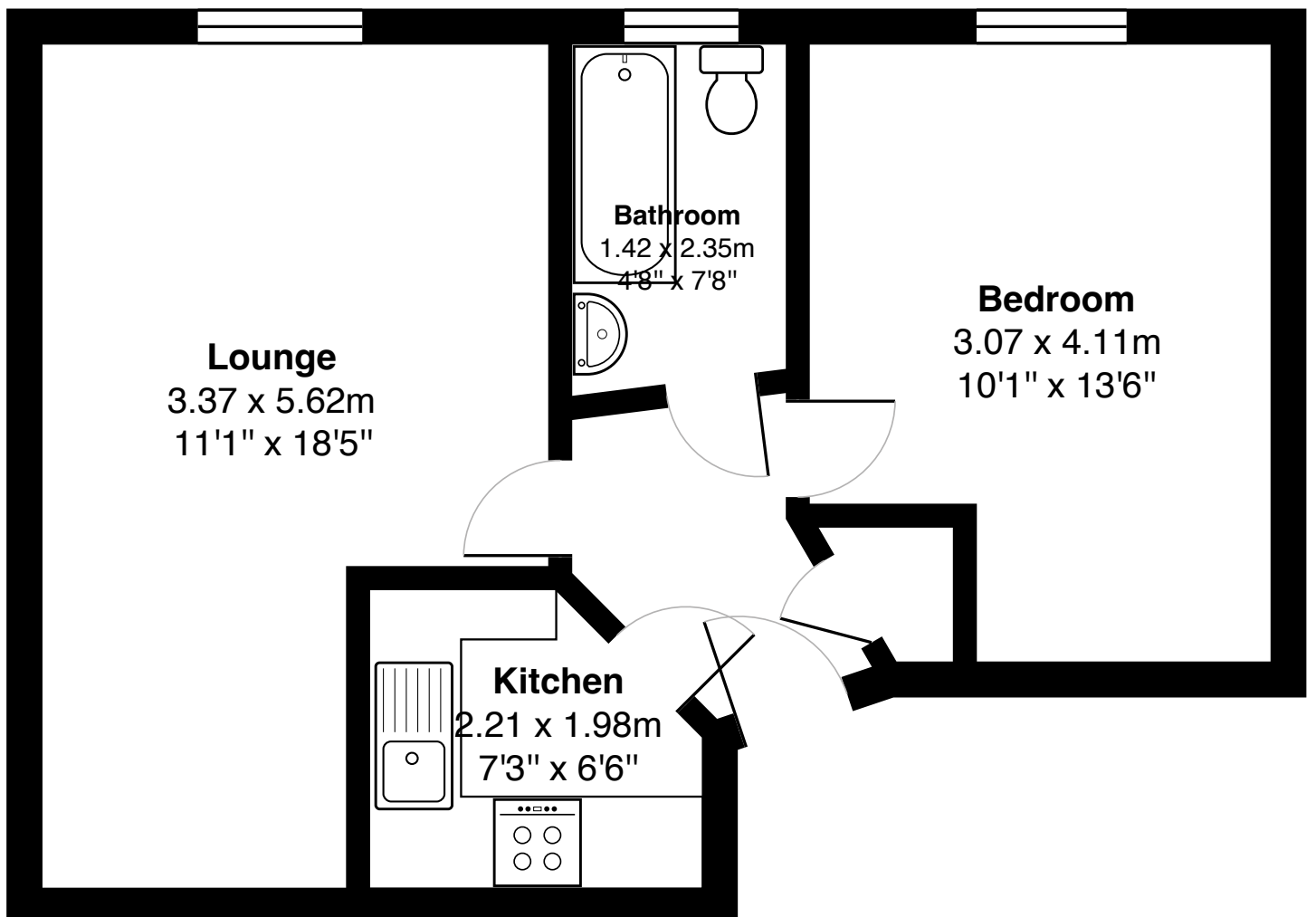








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Gross internal floor area (m²): 39m²

EPC Rating: C

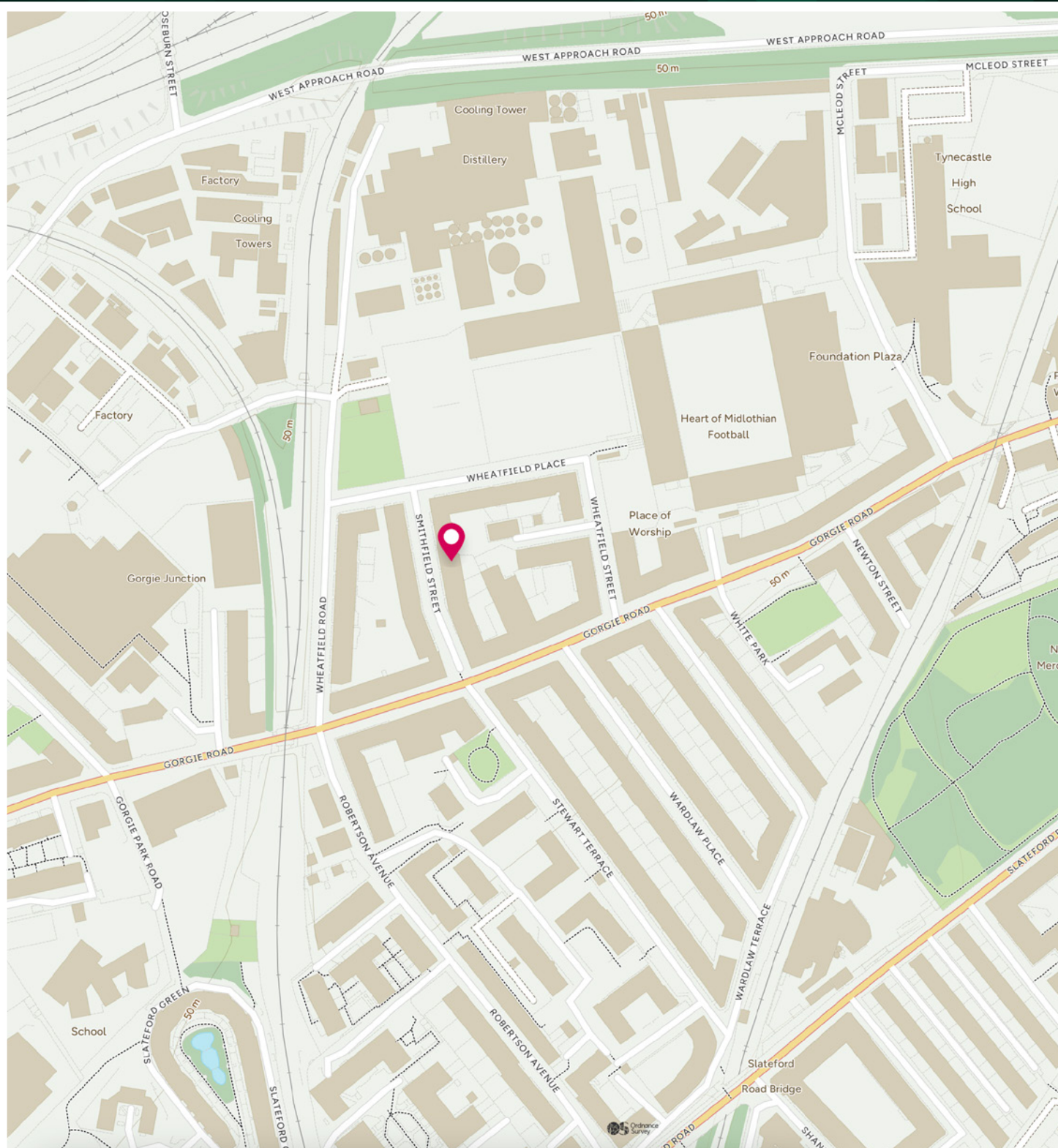
Floor Plan



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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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