



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

**265/3F2 Gorgie Road**

EDINBURGH, EH11 1TX





# GORGIE

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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.

Edinburgh's entertainment facilities tend to be very highly concentrated at the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city and the motorway system leading directly onto all major centres of population. The location may, therefore, be of particular interest to anyone required to travel, perhaps in connection with their work.







# 265/3F2 GORGIE ROAD

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McEwan Fraser is delighted to bring to the open market this picture perfect two-bedroom top floor flat.

The property would make an excellent first time buy, or sound buy-to-let investment. Internal viewing is an absolute must to fully appreciate the quality on offer.

Internally this accommodation has been extensively upgraded over recent years. In more detail, the property consists of a welcoming hallway with ample storage. The bright and airy open plan kitchen lounge allows for free standing furniture and different configurations. The kitchen benefits from a hob, hood, oven, integrated fridge freezer, wine fridge and dishwasher as well as breakfasting bar.

There are two double sized bedrooms both allowing for freestanding furniture. The master also benefits from a large walk-in wardrobe.

The bathroom completes the property internally with walk-in shower, wash hand basin, W/C and towel rail.

This property also benefits from a secure door entry system, gas central heating, and communal drying green to the rear of the property.

Early viewing is highly recommended.



HALLWAY



OPEN PLAN KITCHEN/LOUNGE







MASTER BEDROOM



BEDROOM 2

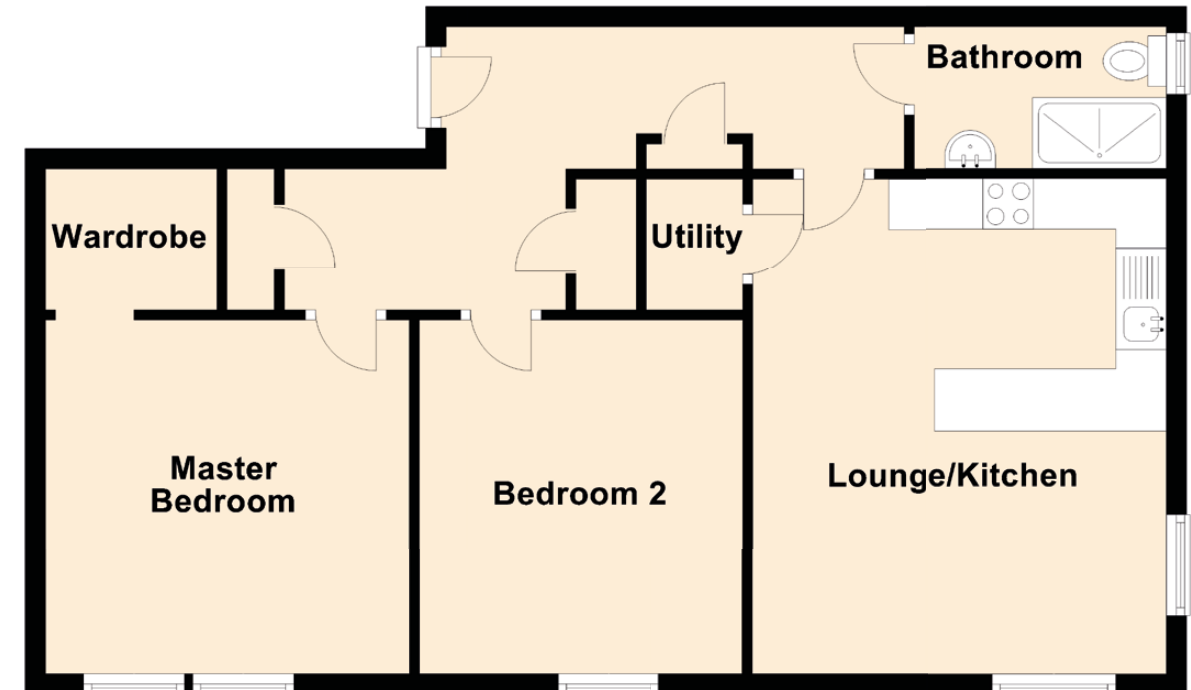


BATHROOM



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



|  |                               |   |                                |
|--|-------------------------------|---|--------------------------------|
| Approximate Dimensions (Taken from the widest point) |                               | Master Bedroom  | 3.60m (11'10") x 3.50m (11'6") |
|  |                               | Bedroom 2   | 3.50m (11'6") x 3.20m (10'6")  |
| Lounge/Kitchen                                       | 4.90m (16'1") x 4.10m (13'5") | Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup>   EPC Rating: D |                                |
| Bathroom   | 2.50m (8'2") x 1.40m (4'7")   |   |                                |



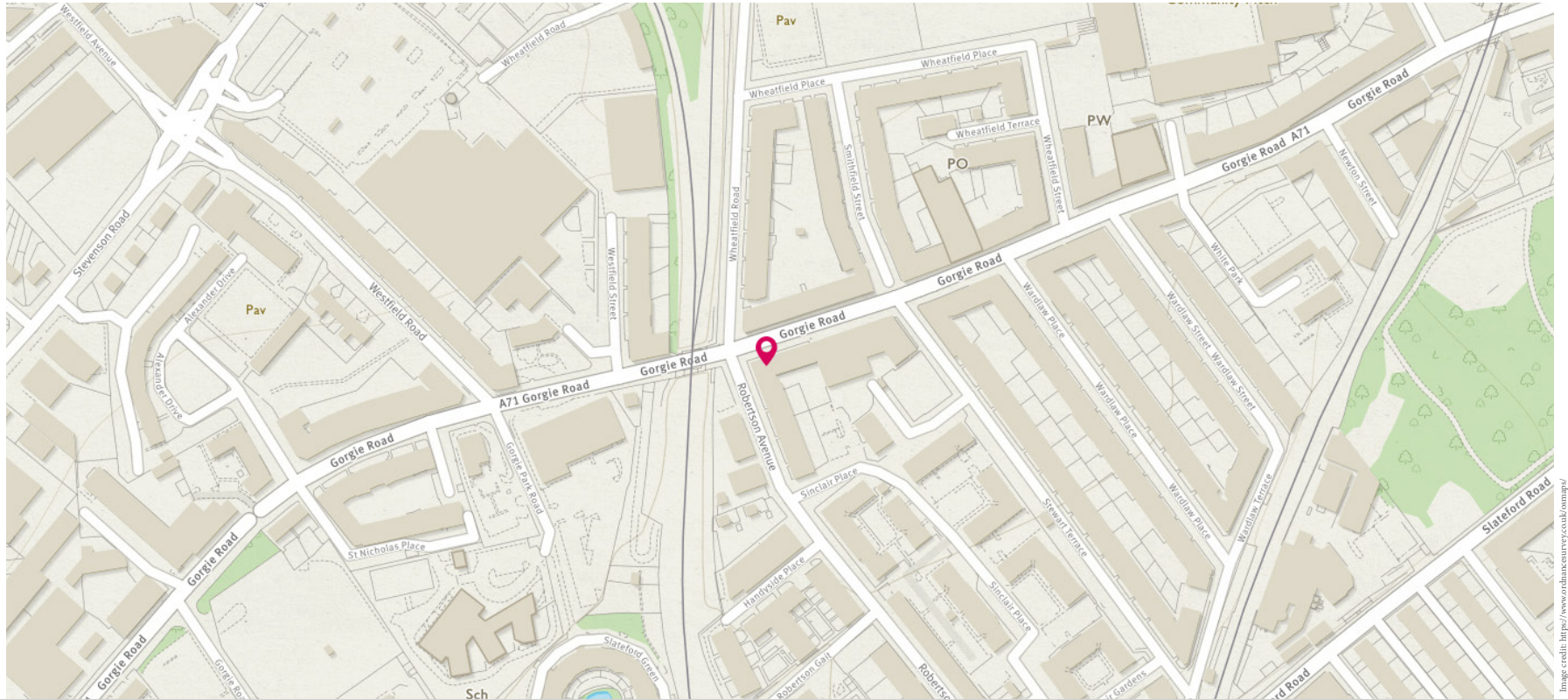


Image credit: <http://www OrdnanceSurvey.co.uk/ompany>



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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Exchange  
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Text and description  
**GRAEME NIMMO**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer