

7/8 Newton Street

GORGIE, EDINBURGH, EH11 1TF



*one bedroom, first floor flat, well situated in
the Gorgie area of Edinburgh*



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An excellent opportunity has arisen to acquire this one-bedroom, first floor flat, well situated in the Gorgie area of Edinburgh. Viewing of this property is highly recommended.

THE LOUNGE



Internally this accommodation is in good order. The property briefly consists of an entrance hallway with a storage cupboard, a bright lounge with a large window to the front and feature fireplace, a fully fitted kitchen with wall and base units that is off the lounge, a spacious double bedroom with ample space for furniture arrangement's, a WC and separate shower room that is fully tiled.

THE KITCHEN



THE BEDROOM



THE SHOWER & WC



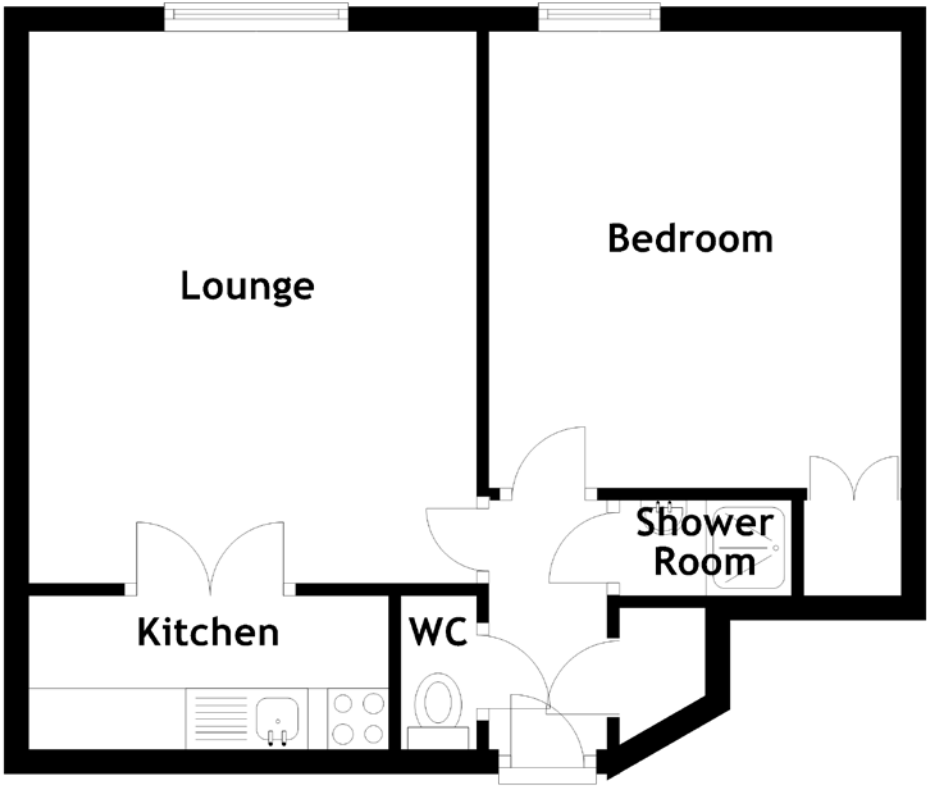
This property also benefits from electric storage heaters, double glazing throughout, a secure door entry system, more than adequate free on-street parking and a communal rear garden.

This would serve as a perfect base for any professional who requires being in the heart of the city or as a great buy-to-let investment.

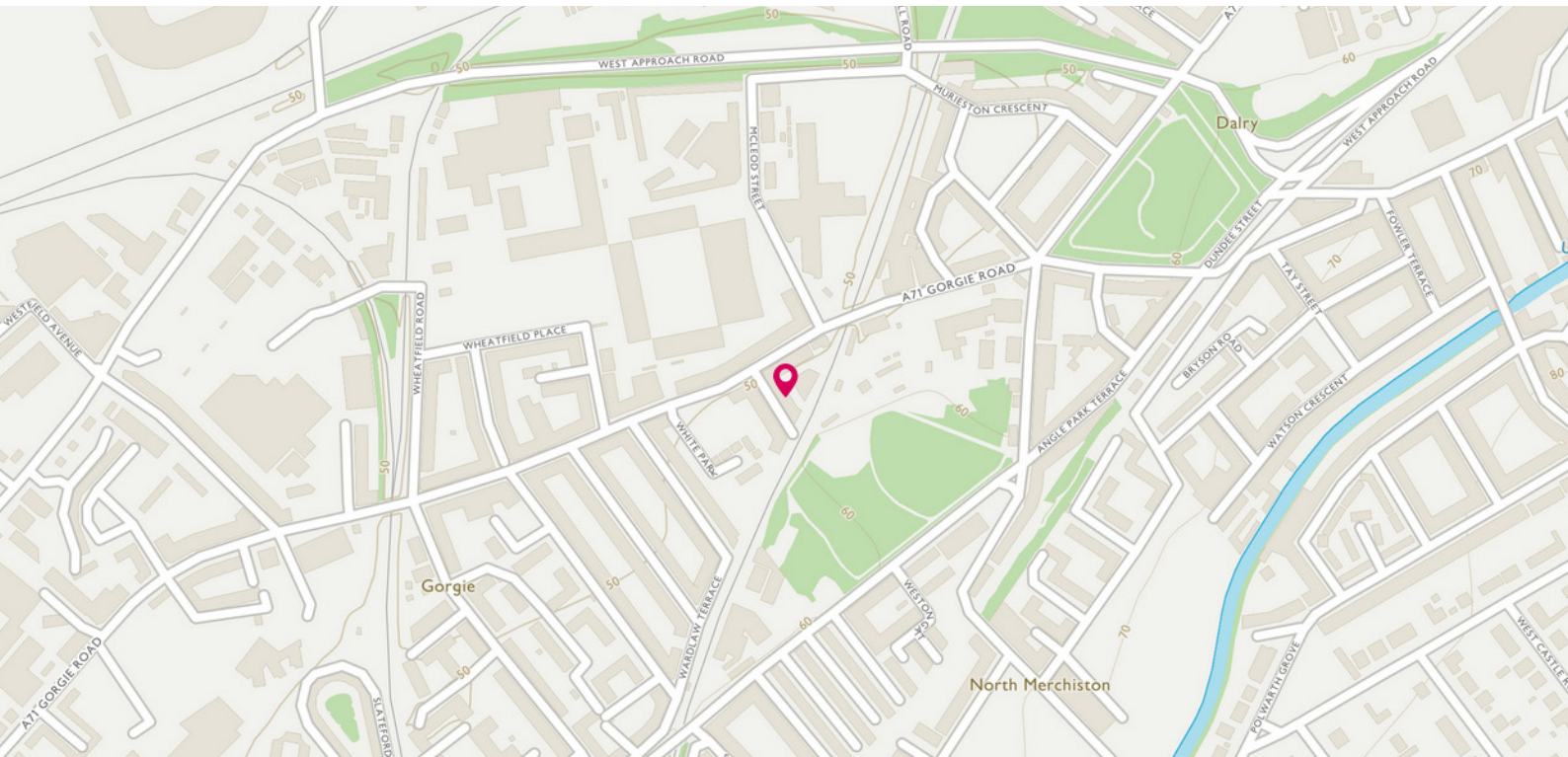
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Shower Room	1.41m (4'8") x 0.78m (2'7")
		WC	1.26m (4'2") x 0.76m (2'6")
Lounge	4.52m (14'10") x 3.67m (12')	Gross internal floor area (m ²): 41m ² EPC Rating: D	
Kitchen	2.95m (9'8") x 1.26m (4'2")		
Bedroom	3.74m (12'3") x 3.38m (11'1")		



THE 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 includes a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century.





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 also 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 and tram stop are also within close proximity of the property.



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