

470/7 Gorgie Road

EDINBURGH, EH11 2RY



*Spacious Three Bedroom Top floor Flat In
Edinburgh's Gorgie/Chesser Area*



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McEwan Fraser Legal is delighted to present this three-bedroom top-floor flat in this excellent location of Gorgie/Chesser. With easy access to the city centre and further afield.

THE SITTING ROOM



Inside, the property comprises:

- Spacious sitting room which is very generously proportioned whilst benefitting from a lovely outlook and is flooded with natural light.
- Fully equipped kitchen which would benefit from modernisation and upgrade, however, is well equipped for any buyers needs.

THE KITCHEN





- There are three spacious bedrooms all of which offer various possibilities for furniture arrangements.
- The property has one three-piece bathroom which along with the kitchen would benefit from upgrading however is in full working order.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

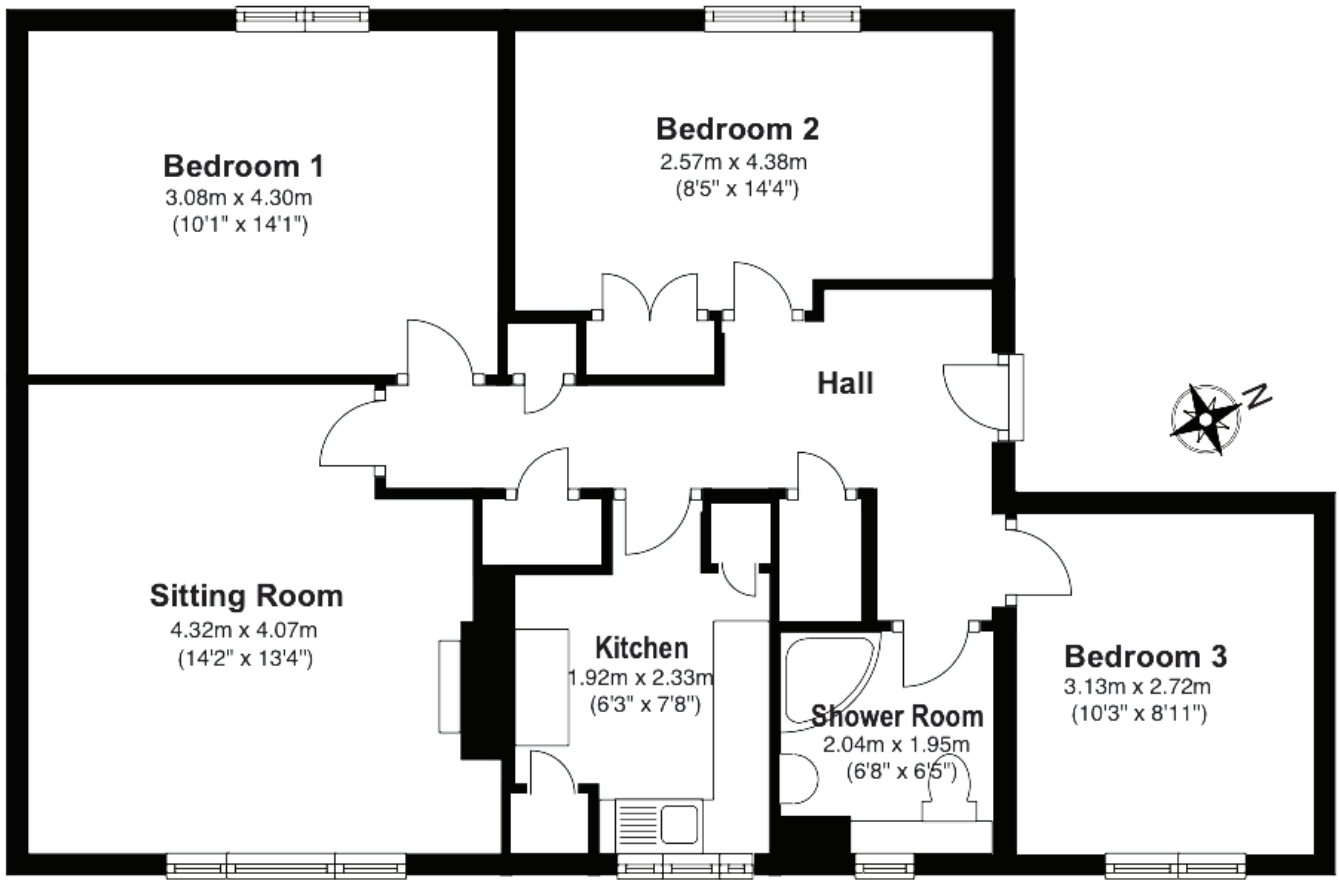


In addition, the property benefits from gas central heating and double glazing making for a warm home year-round. In addition, there is unrestricted on-street parking. This is a rare opportunity to acquire this excellent investment opportunity for either an aspiring homeowner or investor.

EXTERNALS

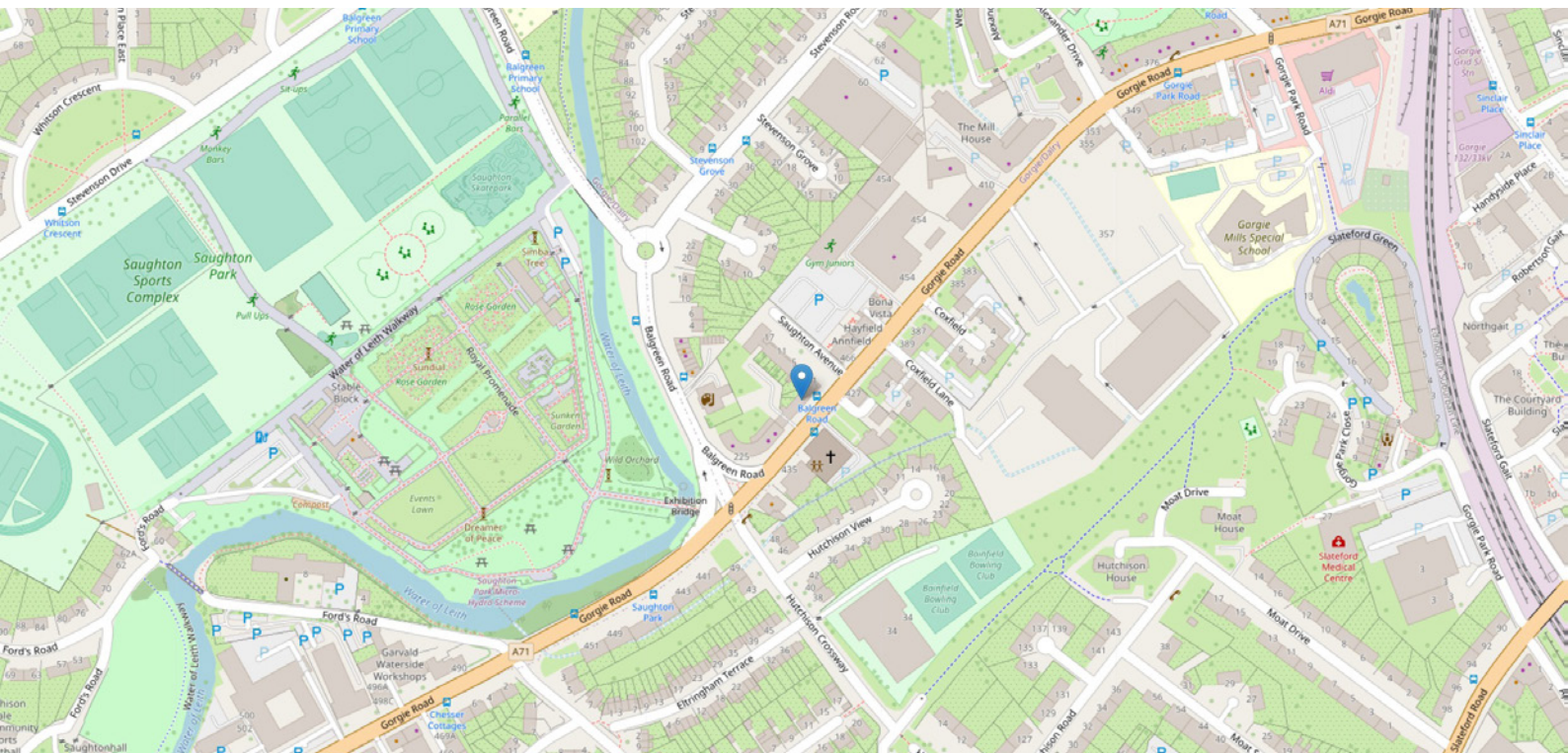


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: D



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 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.



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Exchange
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THE SUNDAY TIMES
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Text and description
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