



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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GORGIE, EDINBURGH, EH11 2SY

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 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.

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.



Ideal first-time buyer's purchase or investment property, this top floor, one-bedroom flat forms part of a sought after modern development located just off Gorgie Road.

Internally the accommodation is in very good decorative order and briefly comprises entrance hall with security entry phone system and good storage, living room with ample space for a dining table, modern and newly installed kitchen

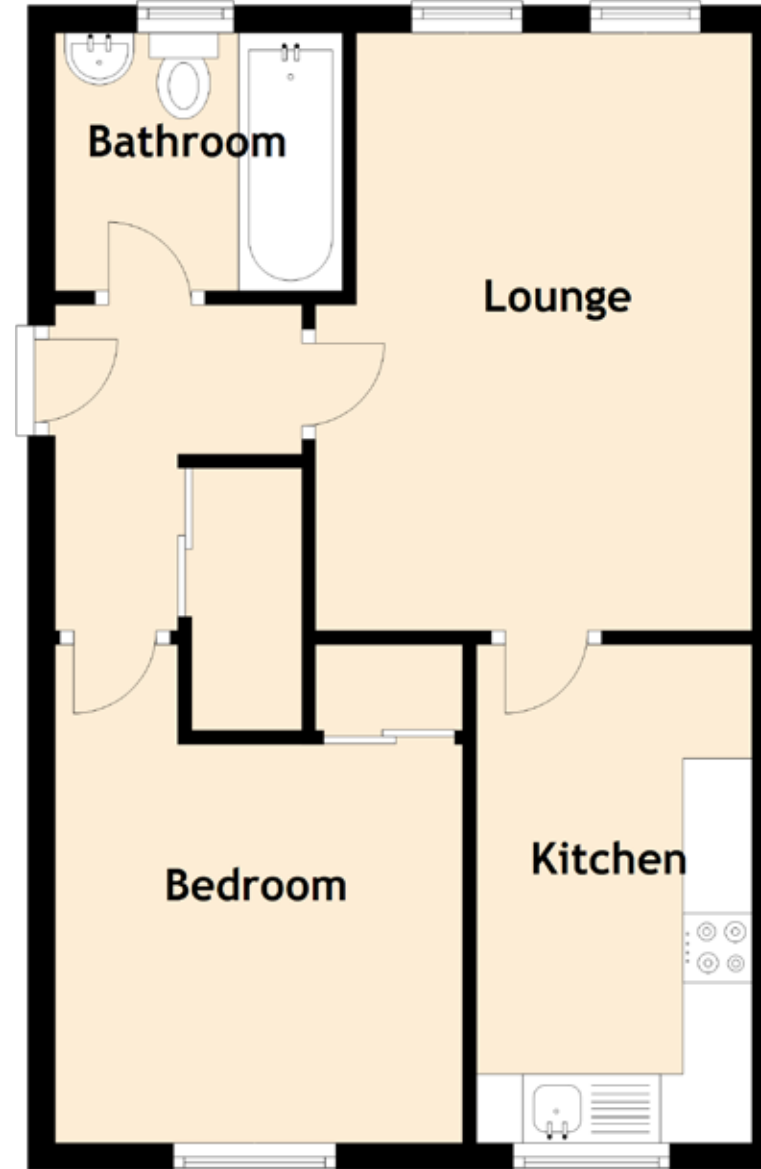
with all appliances included, double bedroom with built-in wardrobes and a bathroom with shower over the bath.

The property benefits from shared gardens and private residents parking. A white meter central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment.





Bedroom & Bathroom



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.34m (14'3") x 3.17m (10'5")
Kitchen	3.62m (11'11") x 2.00m (6'7")
Bedroom	3.61m (11'10") x 2.96m (9'9")
Bathroom	1.99m (6'6") x 1.97m (6'6")

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup>

EPC Rating: D



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




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