

574/8 Gorgie Road

CHESSER, EDINBURGH, EH11 3AL



*SPACIOUS TWO BEDROOM TOP FLOOR FLAT IN
EDINBURGH'S EASILY ACCESSED CHESSER AREA*



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McEwan Fraser Legal is delighted to present this top floor flat which is nestled in a quiet development, with easy access to the City Centre and beyond. This would be an ideal flat for a young family or professional couple.

Internally the property briefly comprises a spacious living area that offers various possibilities in furniture arrangements. The kitchen is accessed via the hallway and is modern and completed to a high standard. Fitted with hob, oven, and a mixture of integrated and free-standing white goods. The flat has two bathrooms, one main bathroom which is equipped with a three-piece suite, which has a mains shower fitted over the bath. The master bedroom is also equipped with en-suite shower facilities and is in excellent condition having been finished to a high standard. Two double bedrooms are fitted with built-in wardrobes and plenty of options for free-standing furniture.

In addition, the property benefits from good storage options, private balcony area and permit parking and gas central heating, which makes for a warm home year-round. It is expected that the property will be of particular interest, as such early viewing is recommended.

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the kitchen





bedroom 1





bedroom 2







Approximate Dimensions

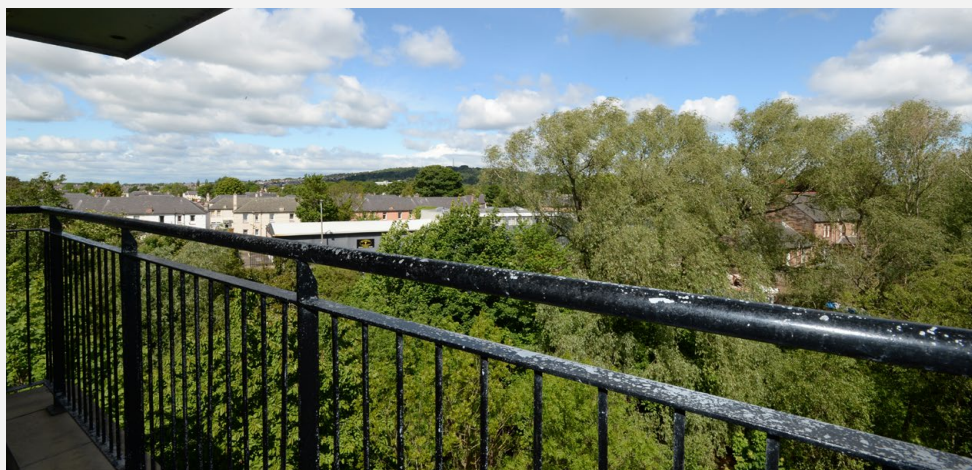
(Taken from the widest point)

Lounge	4.96m (16'3") x 3.48m (11'5")
Kitchen	4.53m (14'10") x 2.86m (9'4")
Bedroom 1	4.20m (13'9") x 2.86m (9'4")
Bedroom 2	3.21m (10'6") x 2.69m (8'10")
Bathroom	2.11m (6'11") x 2.08m (6'10")
En-suite	2.08m (6'10") x 1.74m (5'8")

Gross internal floor area (m²): 66m²

EPC Rating: C

the balcony





Chesser is located to the southwest of the city centre and boasts a wide range of shopping facilities that include a 24hr ASDA and the Edinburgh West Retail Park all of which are within walking distance of the property.

There is swift access to the city centre via a frequent bus service plus the bypass is a short drive away and leads to the Airport and the central belt motorway network. Recreational facilities include Nuffield Health Club, the Corn Exchange Village, lovely walks along the Water of Leith, in Colinton Dell and the Union Canal.

The Location

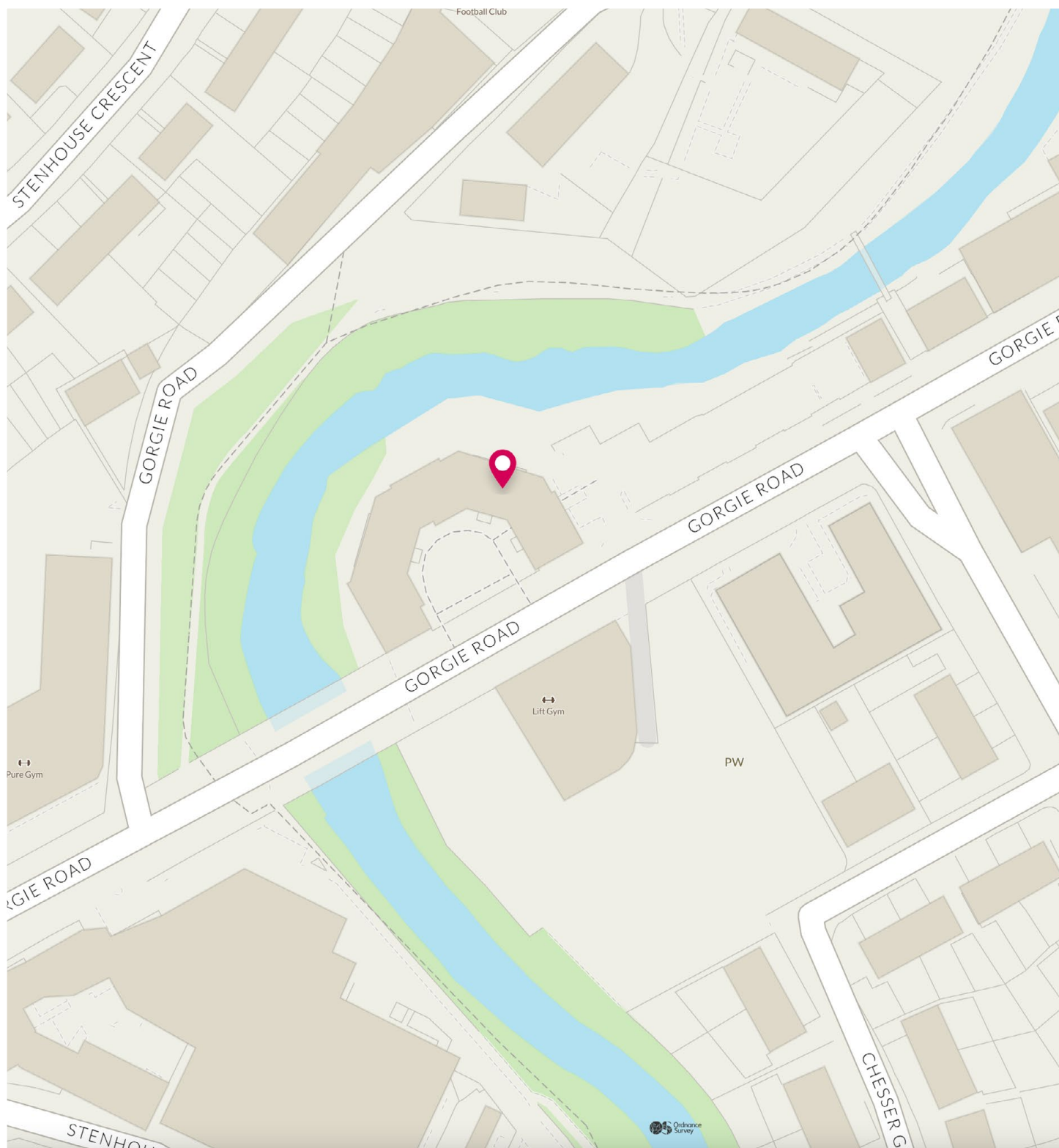


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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