



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**119/5 Gorgie Road**

EDINBURGH, EH11 1TE





## AREA DESCRIPTION

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.

## 119/5 GORGIE ROAD







## PROPERTY DESCRIPTION

McEwan Fraser is delighted to present this picture perfect two bedroom first floor apartment to the market.

Presented in superb internal order, 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. Briefly, the accommodation comprises: a welcoming entrance hall; ample open plan kitchen/reception; two well proportioned double bedrooms and a chic and modern bathroom.

This property also benefits from secure door entry system, gas central heating, single glazed sash & case windows and a communal drying green to the rear of the property.

This is a must see property!





## BEDROOMS & BATHROOM



## FLOOR PLAN, DIMENSIONS, LOCATION

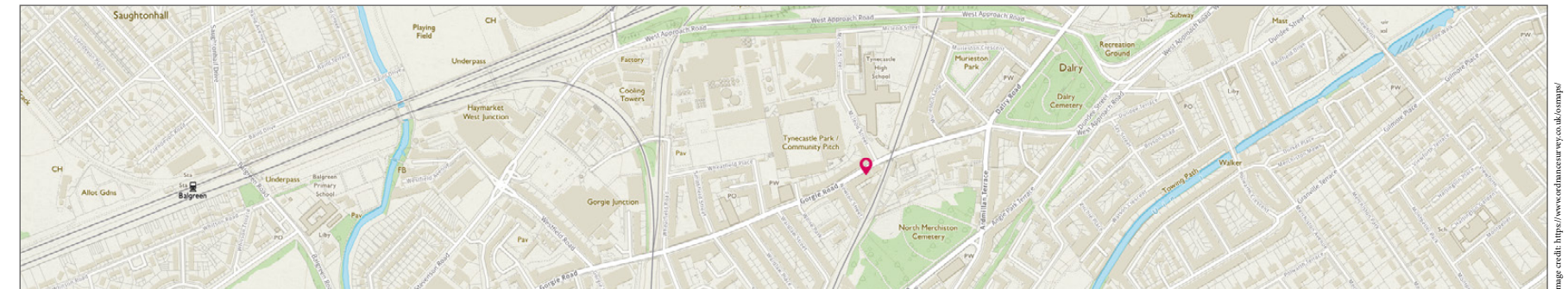


Approximate Dimensions  
(Taken from the widest point)

Lounge/ Kitchen	5.98m (19'7") x 3.24m (10'8")
Bedroom 1	4.70m (15'5") x 3.47m (11'5")
Bedroom 2	3.42m (11'3") x 2.54m (8'4")
Bathroom	2.10m (6'11") x 1.97m (6'6")

Gross internal floor area (m<sup>2</sup>) - 67m<sup>2</sup>

EPC Rating - C







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