




McEwan Fraser Legal
Solicitors & Estate Agents
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17/8 Westfield Road

GORGIE, EDINBURGH, EH11 2QP

Edinburgh

EH1 1 2QP

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 and 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 ten minutes away using one of the many and frequent bus services that pass down Gorgie Road. For professionals commuting to Edinburgh park or the city, the Murrayfield tram stop is a fifteen-minute walk from the property. Haymarket Railway Station is also within close proximity.



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McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one bedroom apartment which is within striking distance of Edinburgh City Centre. Internally, the property has scope for upgrading and would represent an amazing first-time buy or a buy-to-let investment.

The accommodation is focused towards an open plan lounge/kitchen which is filled with lots of natural light. Ample floor space gives plenty of options to personalise the space. The lounge also gives access to a generous box room which would make a handy home office.

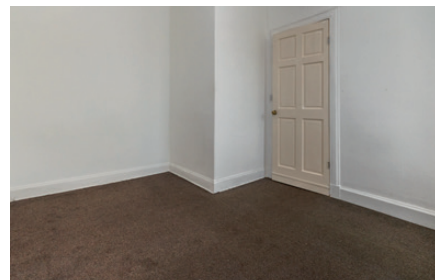
A very generous sized double bedroom boasts plenty of floor space for a good range of free free-standing furniture.

Accommodation is completed by a tiled bathroom with three piece suite and shower over bath.

To the rear, the property also enjoys access to the communal garden.

This is an excellent opportunity in a superb location and early viewing is highly recommended.





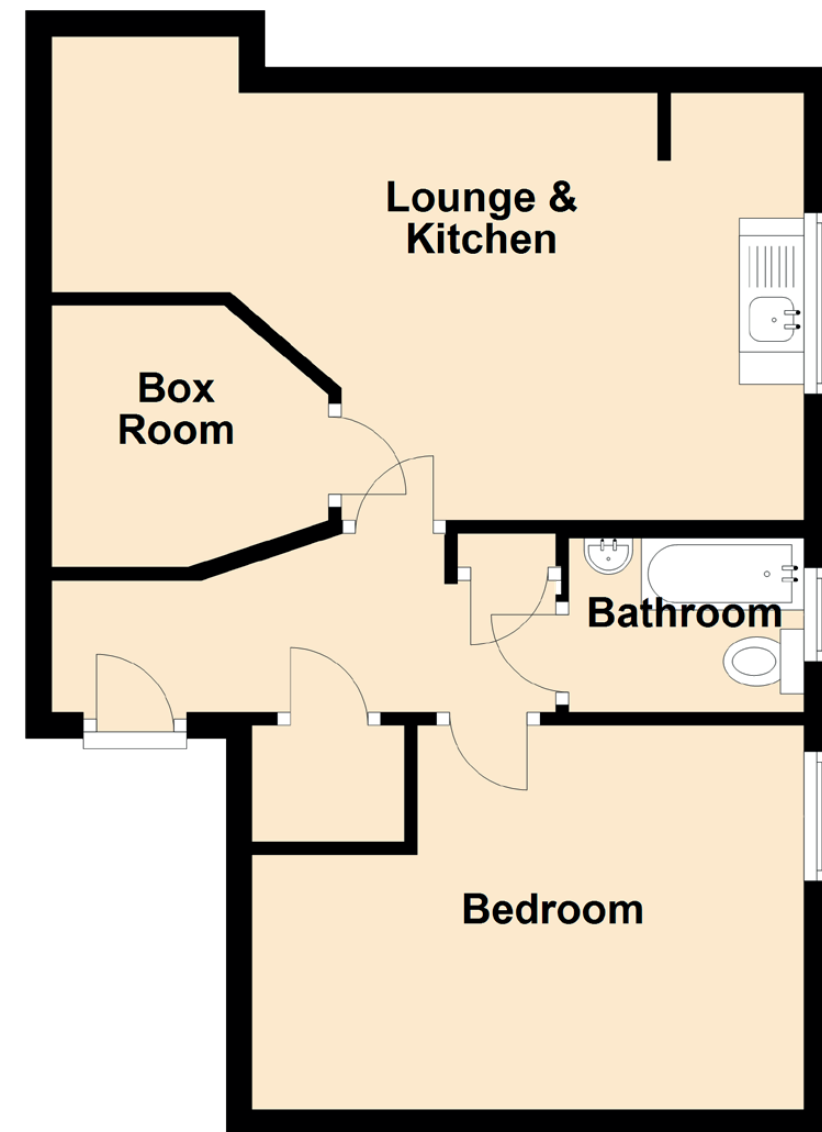
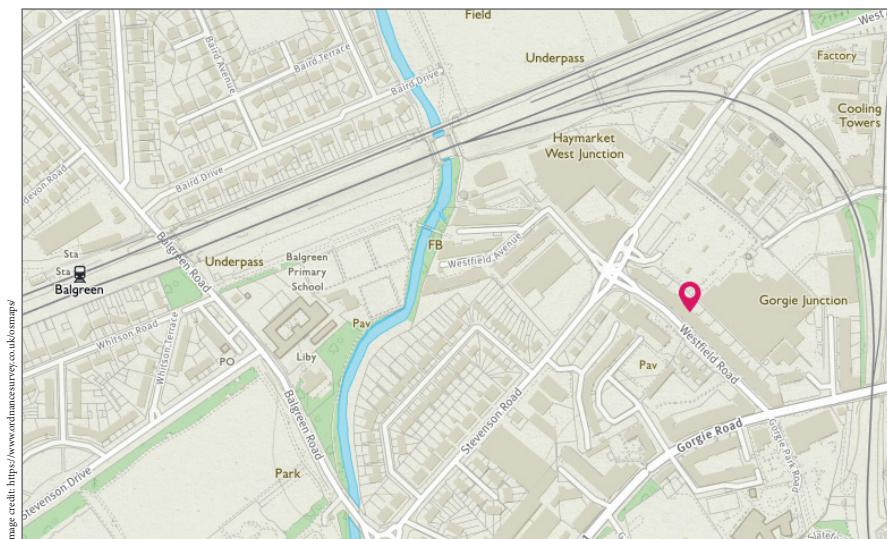
Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	5.81m (19'1") x 3.34m (10'11")
Bedroom	4.27m (14') x 2.97m (9'9")
Box Room	2.05m (6'9") x 1.97m (6'6")
Bathroom	1.82m (6') x 1.35m (4'5")

Gross internal floor area (m²): 45m² | EPC Rating: E





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Part
Exchange
Available

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