

5/4 Coxfield

GORGIE, EDINBURGH, EH11 2SY



*STYLISH TWO-BED FIRST FLOOR FLAT PRESENTED
IN EXCELLENT INTERNAL ORDER*



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5/4 COXFIELD

McEwan Fraser is delighted to present this lovely two-bedroom flat to the market. The property occupies a preferred first-floor position, set back from Gorgie Road, and is presented to the market in excellent condition.

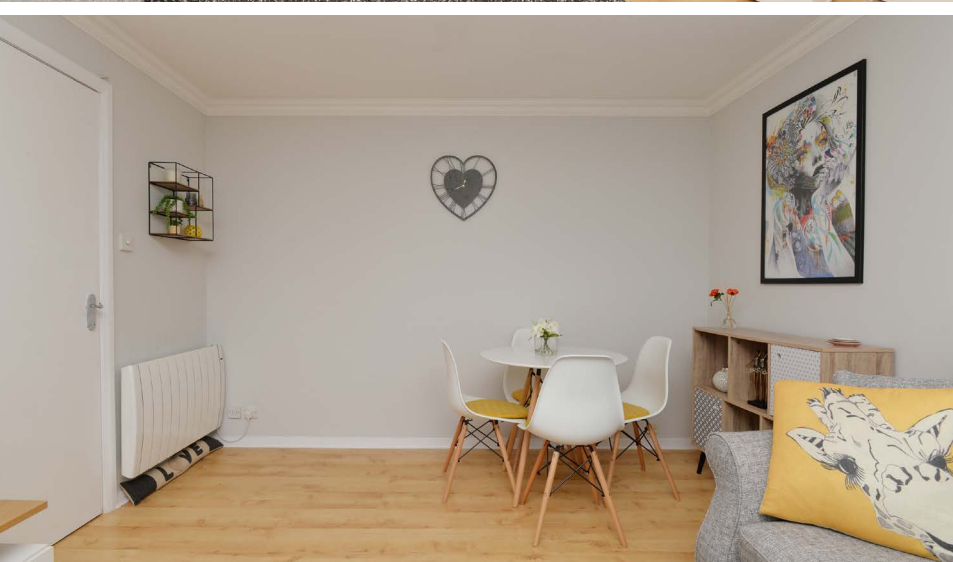
Further benefits include residents parking, secure entry system and excellent transport links to the city centre.

The property has fantastic potential as a first time buy or sound buy to let investment and viewing is highly recommended.

the lounge



The internal accommodation is focused on a bright, spacious and neutrally finished living room. There is ample space for a variety of different furniture configurations allowing a purchaser to create their ideal entertaining space.





the kitchen

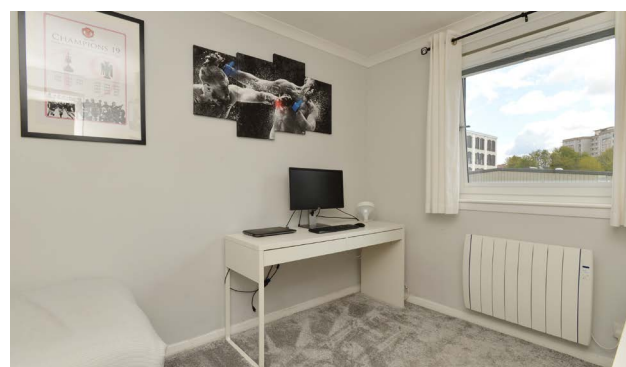
A generous separate kitchen includes a full range of base and wall mounted units with excellent prep and storage space. An electric hob and oven are integrated and space is provided for free-standing appliances.



the bedrooms



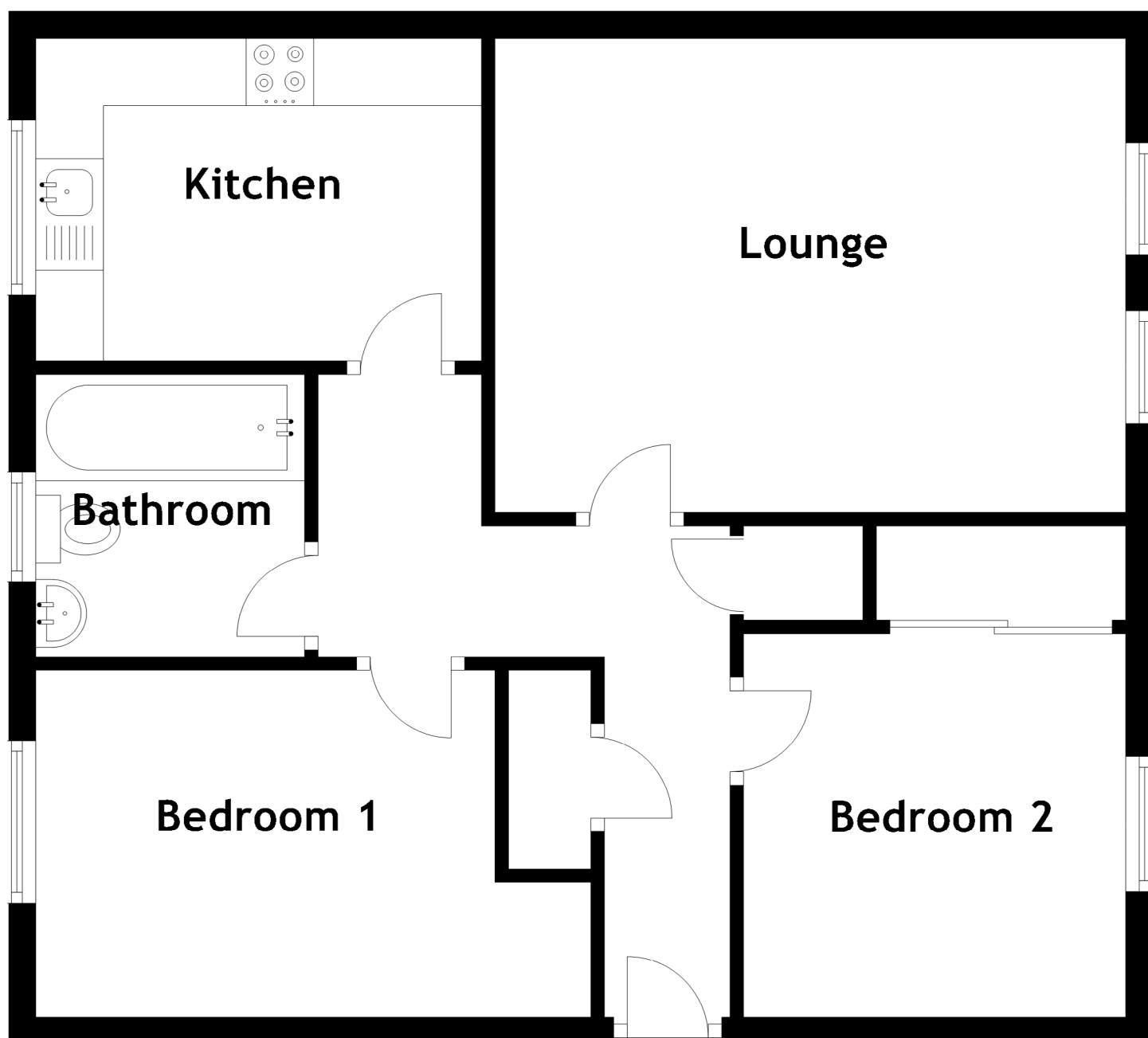
The first bedroom is a very well proportioned double with integrated wardrobes and plenty of space for a range of free-standing furniture. The second bedroom is also a well-proportioned double but is currently presented with a single bed, allowing it to double as a home office space



The internal accommodation is completed by a partially tiled bathroom with a white suite, shower over bath and plenty of natural light.

For extra warmth and comfort, the property enjoys recently installed double glazing and electric heating.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.67m (15'4") x 3.51m (11'6")
Kitchen	3.30m (10'10") x 2.39m (7'10")
Bedroom 1	3.40m (11'2") x 2.55m (8'4")
Bedroom 2	2.84m (9'4") x 2.83m (9'3")
Bathroom	2.09m (6'10") x 1.99m (6'6")

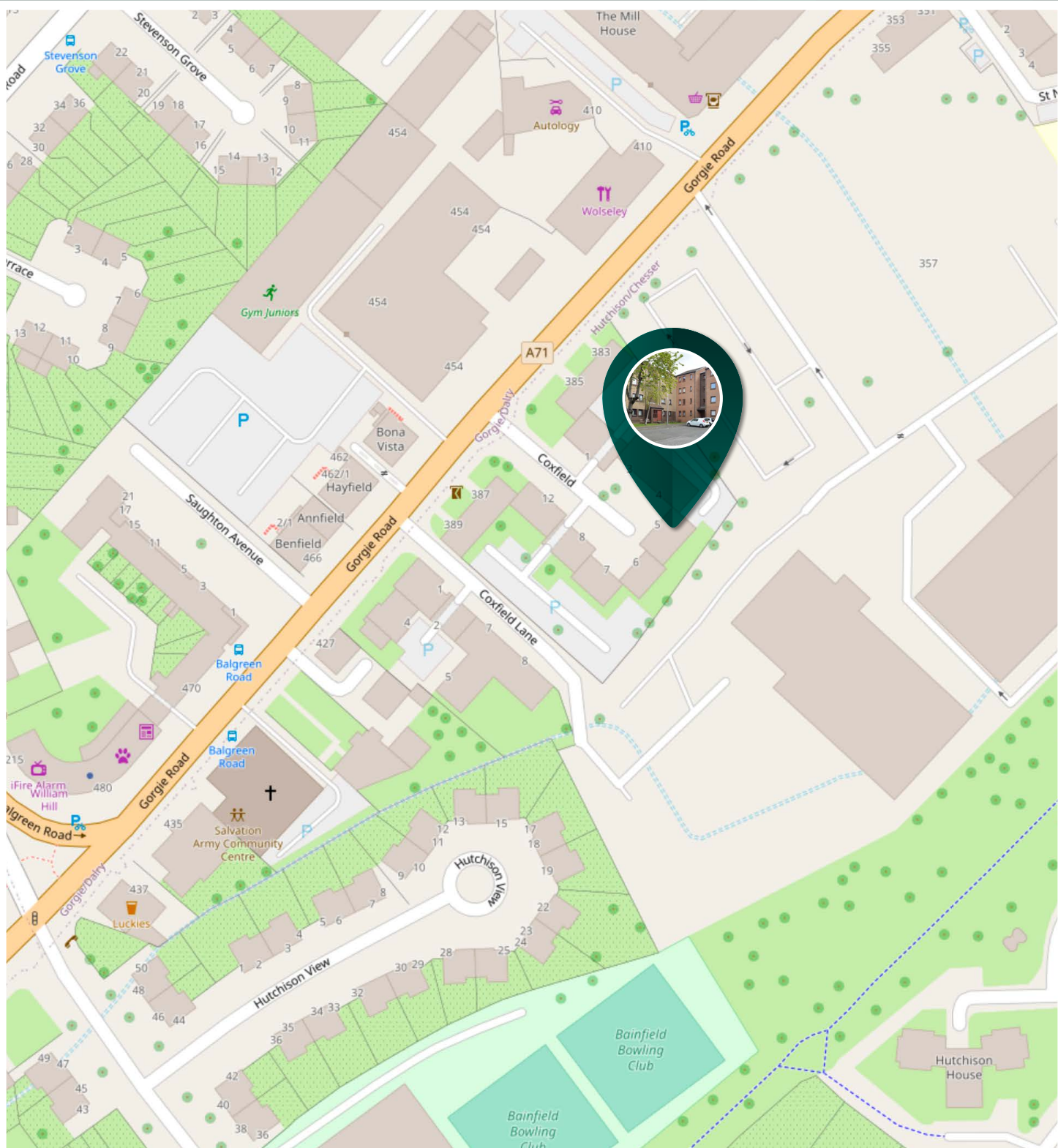
Gross internal floor area (m²): 58m²

EPC Rating: C

Gorgie is one of the city's most popular residential districts lying within easy reach of Haymarket, 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.





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