




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

447/3 Gorgie Road

GORGIE, EDINBURGH, EH11 3AA

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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.

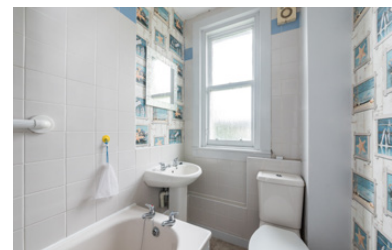
There are local Post Office services and a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately ten minutes away using one of the many and frequent bus services that pass 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.

This property is subject to a Buyer's Premium : An excellent opportunity has

arisen to purchase this spacious three bedroom property set in a prime location close to Edinburgh's city centre. The flat is in good order with well-proportioned rooms and views over the Water of Leith. It further benefits from gas central heating, double glazing, a well maintained communal drying green and a private garden.

This generous property opens to a welcoming entrance hall with a large storage cupboard. The lounge is bright with ample space for a variety of different furniture configurations. All three double bedrooms are of generous proportions, with one situated at the front and two at the rear. The well-appointed kitchen has pleasant views over the garden and features an ample selection of base and wall mounted units. The bathroom boasts a three piece suite with shower over bath.

Internal viewing is highly recommended to appreciate the space on offer.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Kitchen | 3.44m (11'3") x 1.86m (6'1") |
| Lounge | 4.82m (15'10") x 4.20m (13'9") |
| Bedroom 1 | 3.96m (13') x 3.42m (11'3") |
| Bedroom 2 | 3.42m (11'3") x 3.07m (10'1") |
| Bedroom 3 | 4.63m (15'2") x 2.57m (8'5") |
| Bathroom | 2.20m (7'3") x 1.50m (4'11") |

Gross internal floor area (m2) : 78m² // EPC Rating : C

Buyer's Premium Value : £2,850



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL McMULLAN
Surveyor

Professional photography
VIKTOR VASS
Photographer

Layout graphics and design
EAMONN MULLANE
Designer

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