

# 3 Glenlea Cottages

GORGIE ROAD, GORGIE, EDINBURGH, EH11 2RS



*Beautiful two-bedroom semi-detached house tucked away behind Gorgie Road and offers a private oasis in the heart of one of Edinburgh's most diverse and thriving communities*



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McEwan Fraser is delighted to present this beautiful two-bedroom semi-detached house to the market. The property is tucked away behind Gorgie Road and offers a private oasis in the heart of one of Edinburgh's most diverse and thriving communities. This charming home has undergone substantial renovation and is presented to the market in excellent condition. Viewing is essential to fully appreciate all the property has to offer.

# THE ENTRANCE HALL



Entering the property in the hallway, your eyes will immediately be drawn to a contemporary décor theme set against quality flooring which runs throughout the ground floor.

# THE KITCHEN



A stylish and virtually brand-new kitchen is located to your left. The kitchen includes a generous range of base and wall-mounted units, topped with contrasting work surfaces, and set against a tiled splashback. There is a range of integrated appliances and space is provided for a freestanding fridge/freezer.





# THE LOUNGE



Ground floor accommodation is focused on a bright, dual-aspect lounge that has bi-fold doors opening directly onto the rear garden. A stunning fireplace creates an obvious natural focal point for the room but there is flexibility for different furniture configurations. This will give the new owner a degree of freedom to create their ideal entertaining space. A staircase from the living room gives access to the first-floor landing.

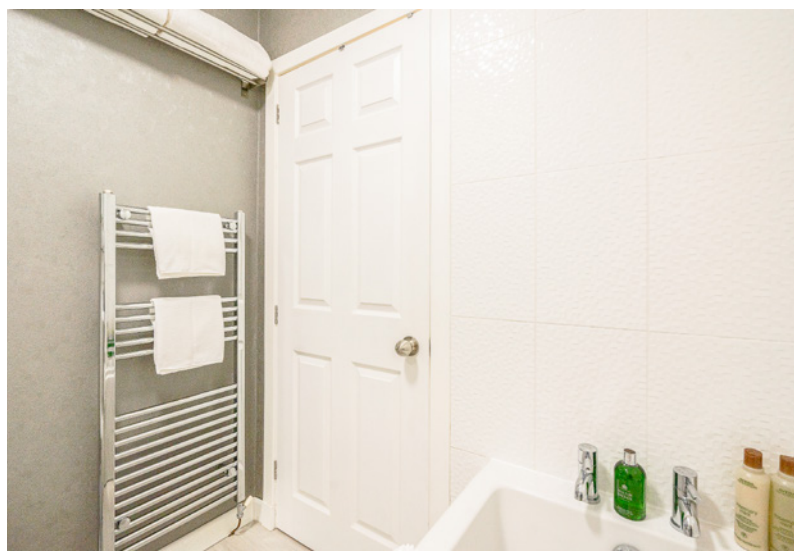




Upstairs, there are two double bedrooms, a bathroom, and access to the floored loft space for additional storage. The bedrooms are both well-proportioned doubles with integrated storage and space for additional freestanding bedroom furniture. The bathroom is partially tiled and enjoys a three-piece white suite with a shower over the bath.

For extra warmth and comfort, the property includes double glazing and gas central heating.

# THE BATHROOM



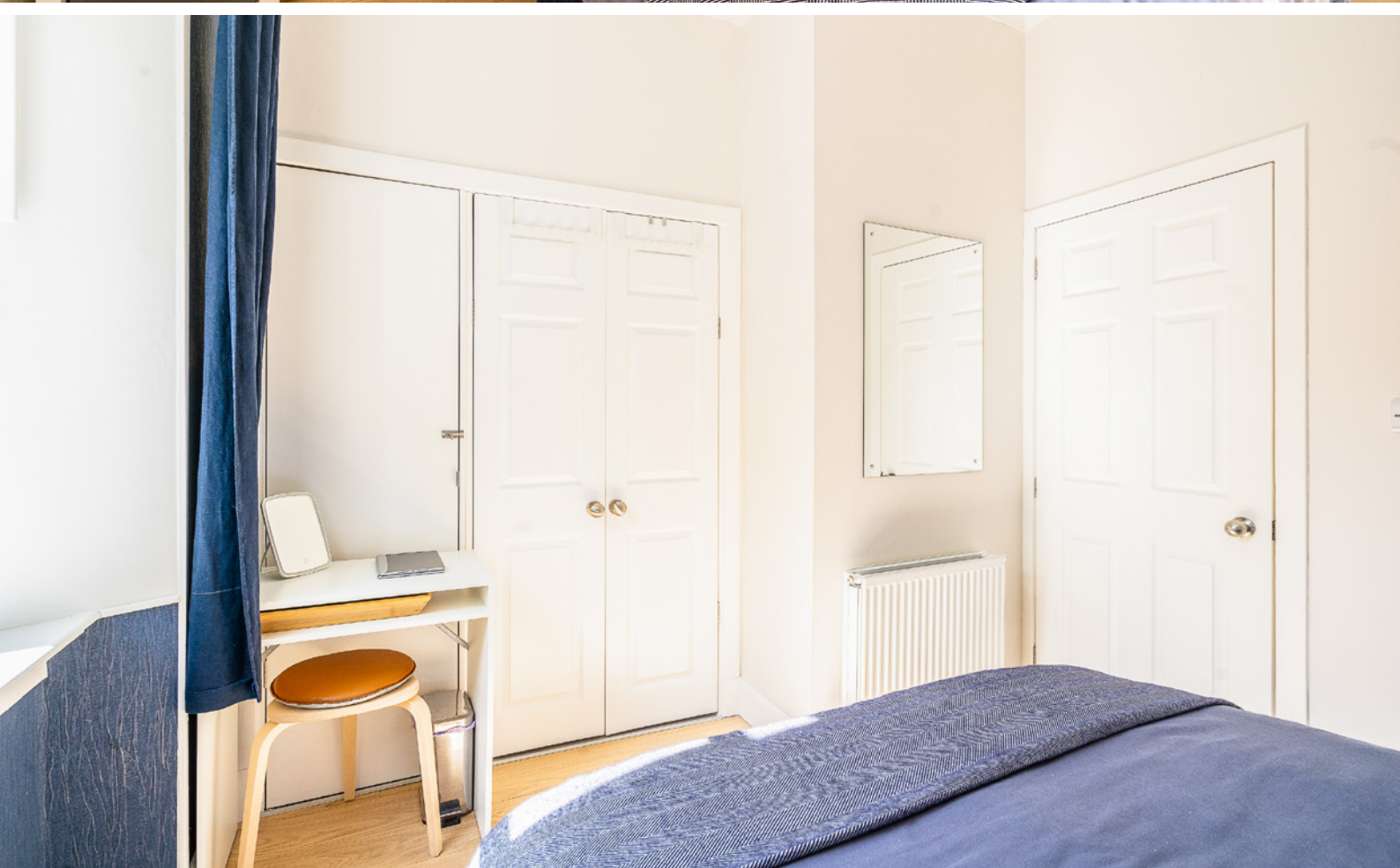


# BEDROOM 1





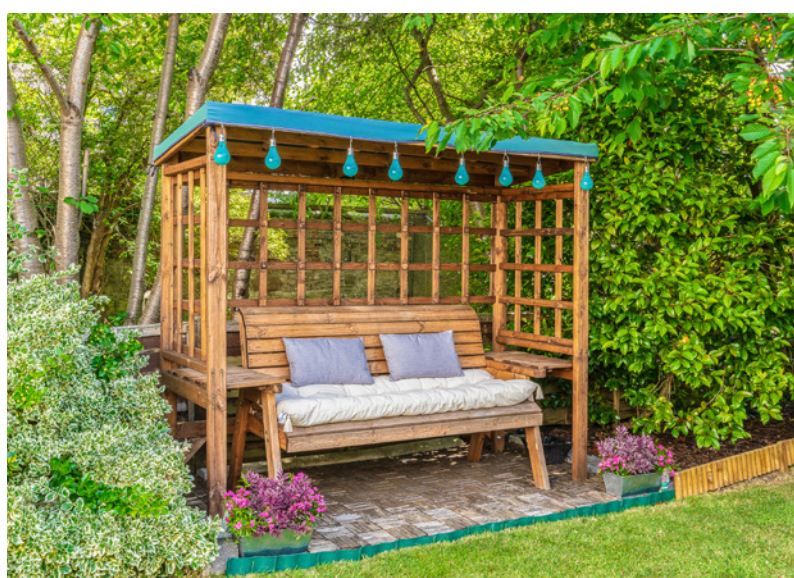
# BEDROOM 2





Externally, the property boasts a lovely rear garden with manicured lawn and mature flower beds. With a south-east aspect, the garden enjoys bright sunshine for most of the day.

# EXTERNALS

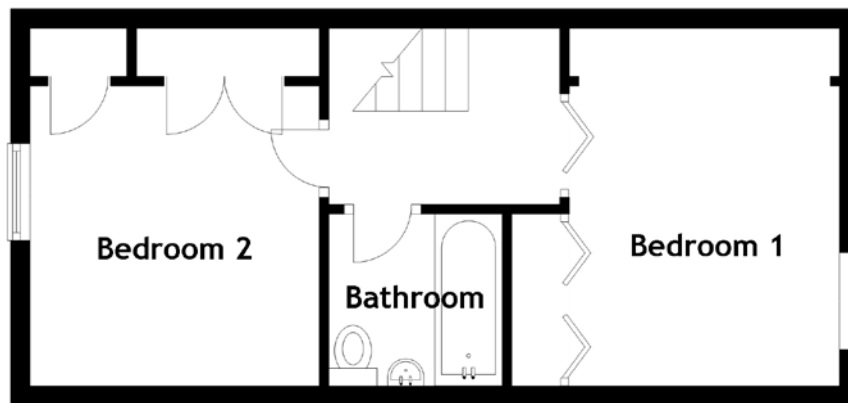
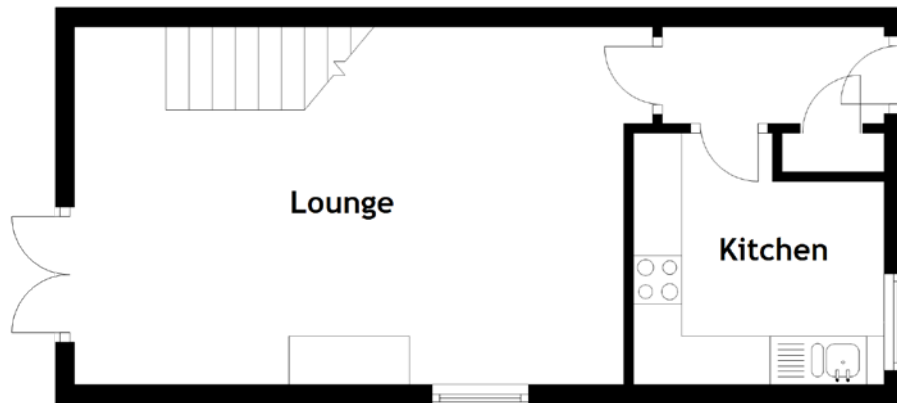








# FLOOR PLAN, DIMENSIONS & MAP

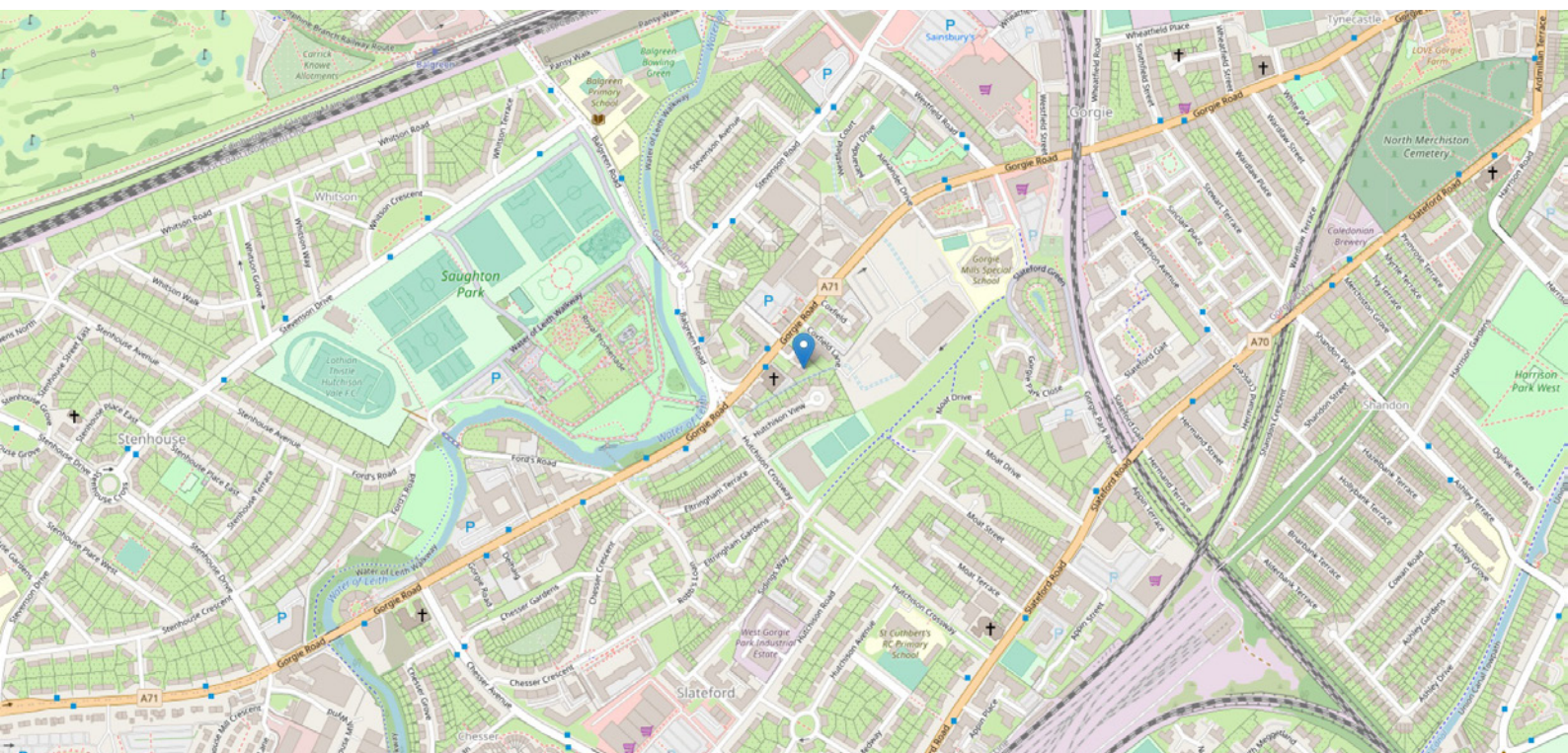


Approximate Dimensions (Taken from the widest point)

Lounge 6.00m (19'8") x 4.70m (15'5")  
 Kitchen 2.60m (8'6") x 2.50m (8'2")  
 Bedroom 1 3.10m (10'2") x 2.80m (9'2")

Bedroom 2 3.10m (10'2") x 3.00m (9'10")  
 Bathroom 1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Glenlea Cottage is a small private street located off Gorgie Road and is conveniently located approximately two miles west of Edinburgh city centre. There are excellent everyday amenities within the local area, together with larger supermarket shopping available at Sainsbury's and Aldi at Gorgie Road/Westfield Road, Lidl at Dalry, a 24hr Asda at Chesser, as well as the new Edinburgh West Retail Park which includes a Marks & Spencer Food Hall.







The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers to the Edinburgh Quay. Nearby Fountain Park offers further entertainment with gym, bowling alley, multiplex cinema, bars, and restaurants, along with a Pure Gym on Gorgie Road and The Edinburgh Corn Exchange at Chesser. Princes Street and the West End with boutique and high street shops, along with several fashionable restaurants and bars is within walking distance. The Gyle shopping centre is a few miles to the west and can be accessed easily by car or bus and offers a range of high street stores and eateries. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing are within easy reach. Haymarket and Slateford Train stations are within proximity.



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