

# Flat 2, 9 Gorgie Road

EDINBURGH, EH11 2FA



*This three-bedroom duplex in the highly sought-after Springwell House has an imposing presence sitting on beautifully landscaped grounds*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this three-bedroom duplex in the highly sought-after Springwell House. This building has an imposing presence sitting on beautifully landscaped grounds where three Edinburgh areas meet - Dalry, Ardmillan and Gorgie. The property is part of the magnificent stone landmark building dating back to the mid-1800s which has been converted and reimagined. Springwell was awarded Development of the Year at the prestigious Herald Property Awards for Scotland 2022.

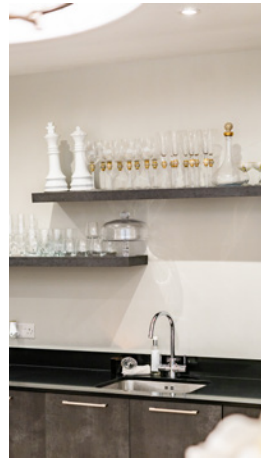
# THE LOUNGE



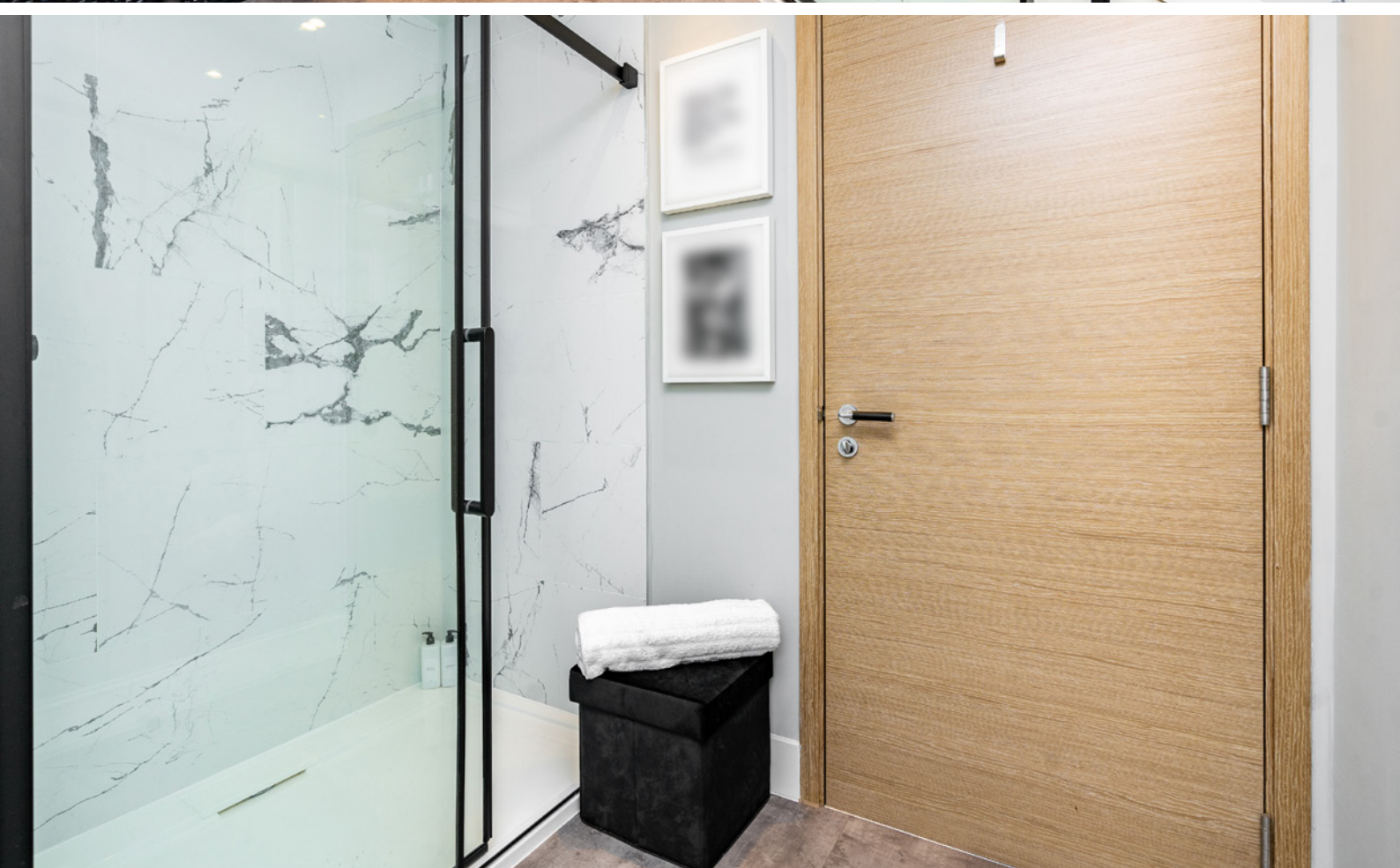
As you enter the property, the striking nature of this home is immediately apparent. The entrance hallway is well-lit with skylights from the top of the stairs and leads down the hall and into the open-plan kitchen and lounge. This room is the star of the show. Starting at the far end with the kitchen, fitted with fitted a Siemens double oven and combi microwave oven, ceramic hob, state-of-the-art extractor fan Integral fridge freezer, dishwasher and washer dryer and an abundance of Silestone worktops for the keen chef to cook up a storm.



Moving back along the room, you find the middle section with ample space for a large dining room table perfect for entertaining guests before moving along to the lounge suite to retire to at the end of a long day. This room has large windows, fitted with top-of-the-range shutters, along the wall with double doors leading out to the garden space. Finishing off the ground floor is the modern, stylish, three-piece bathroom suite with a walk-in shower and LED Bluetooth Bathroom mirror with integrated speakers.



# THE SHOWER ROOM





Walk up the stairs and you will find the three double bedrooms. Bedrooms one and two are both set with integrated wardrobes with built-in drawer units and ample floor space for freestanding units, with bedroom two getting significant amounts of natural light coming through the skylights. The master bedroom is the biggest of the three, once again with integrated wardrobes and access to the ensuite/upstairs bathroom.

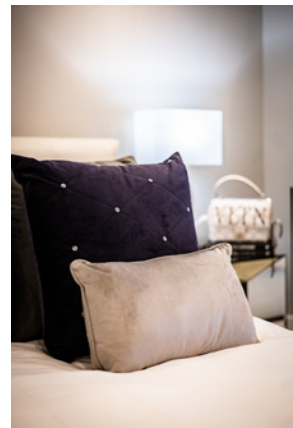
# THE MASTER BEDROOM





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the master bedroom is the biggest of the three, once again with integrated wardrobes and access to the ensuite/upstairs bathroom



# THE EN-SUITE/BATHROOM



# BEDROOM 1





# BEDROOM 2



In addition, the property includes a parking space, accessed through private security gates. There are extensive bespoke bike sheds for those wanting to take advantage of the city's extensive cycle network. Bin storage is located in two convenient points on site with recycling bins present. This is a rare opportunity to acquire a central home in a fantastic location.

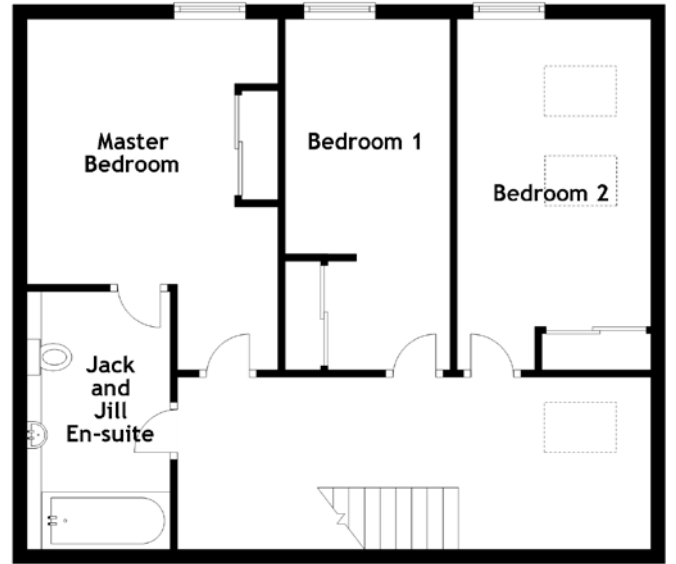
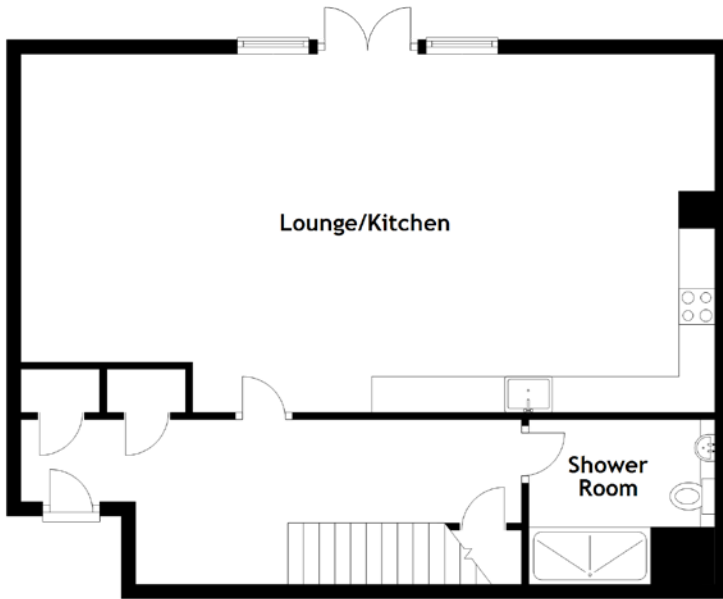
Early viewing is essential as this property will not be on the market for long!

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

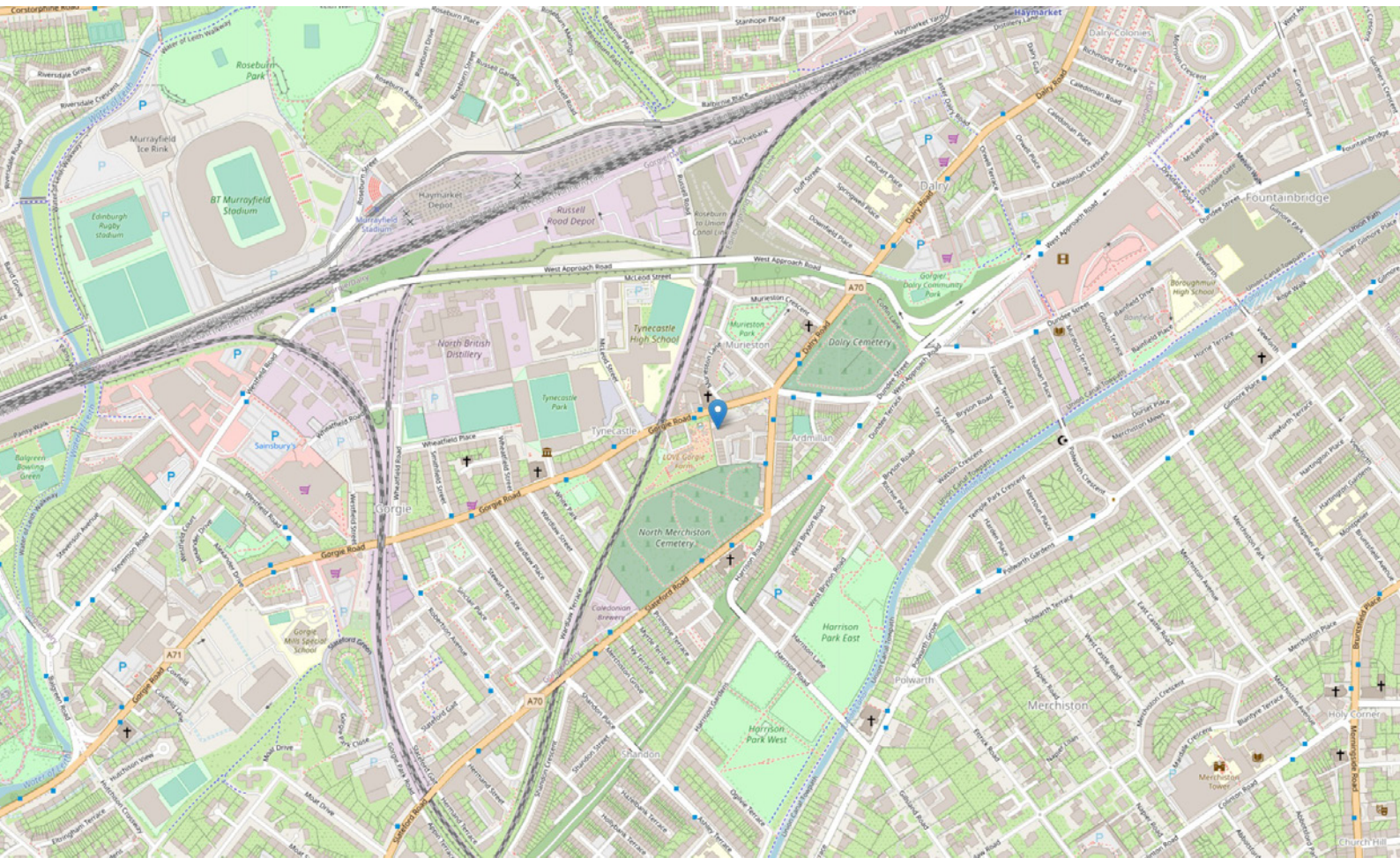


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen 9.70m (31'10") x 5.00m (16'5")  
 Shower Room 2.60m (8'6") x 2.30m (7'7")  
 Master Bedroom 4.90m (16'1") x 3.50m (11'6")

En-suite/Bathroom 3.60m (11'10") x 2.00m (6'7")  
 Bedroom 1 4.90m (16'1") x 2.30m (7'7")  
 Bedroom 2 4.90m (16'1") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup>  
 EPC Rating: B



# THE LOCATION

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 in 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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