

# **FLAT 1, 9 GORGIE ROAD**

EDINBURGH, EH11 2FA

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## *The Property*

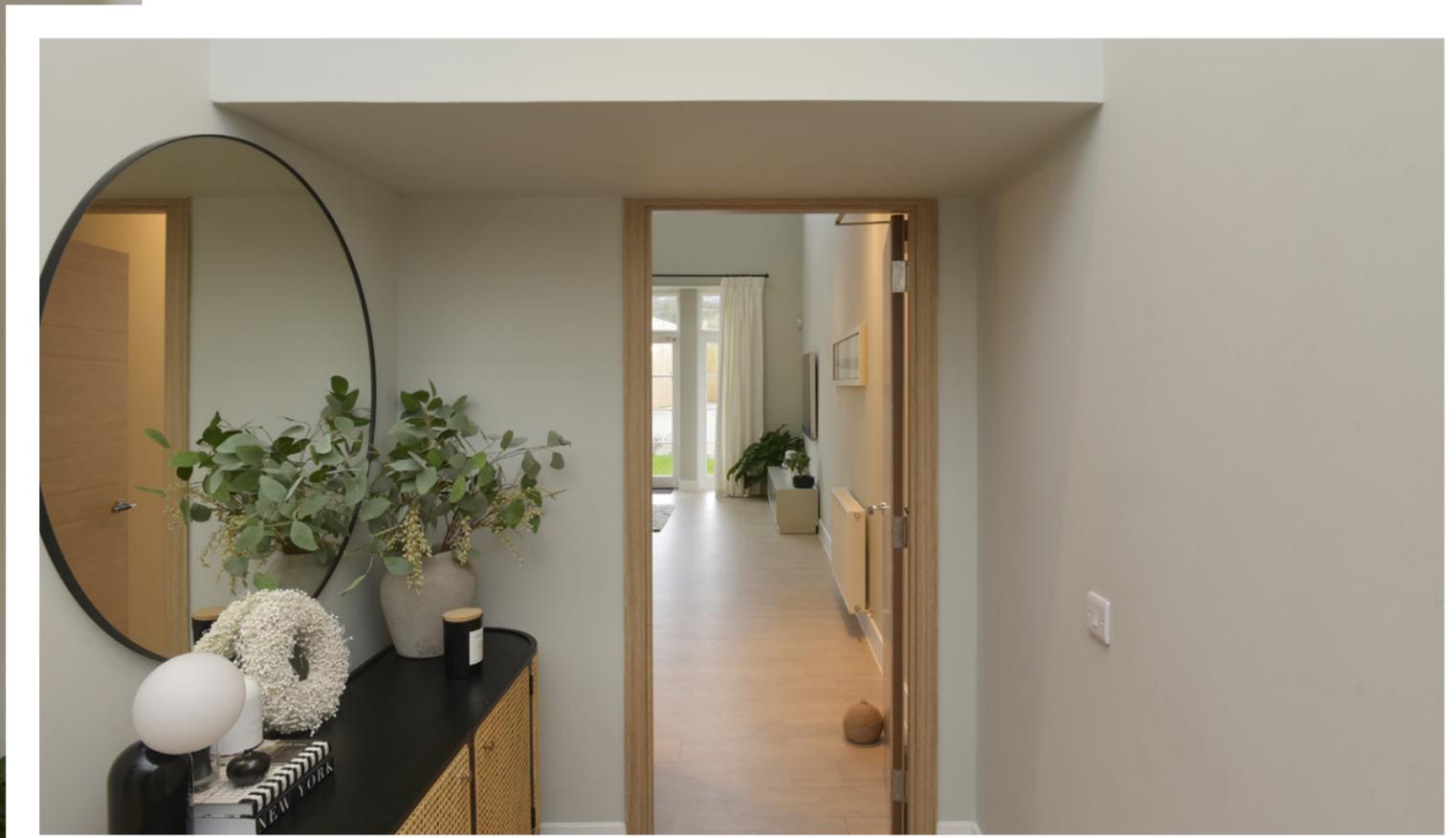
McEwan Fraser Legal is delighted to present this two-bedroom duplex in the highly sought-after Springwell House, which was awarded Development of the Year at the Herald Property Awards for Scotland 2022. The building has an imposing presence sitting on beautifully landscaped grounds and is part of the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



Springwell House is close to Haymarket (1km). The new Haymarket Edinburgh development is open with its world class mix of offices, shops, bars, cafes, and restaurants to add to the areas already established amenities. Haymarket train station, tram stop, with bus routes and cycleways means easy links to the centre of town. As well as easy access to rail transport, the airport, and the motorway network.



OPEN PLAN LIVING



Step into the modern, luxury apartment through the grand entrance hallway that unfolds into the expansive open-plan kitchen and lounge. The designer kitchen steals the spotlight with its top-of-the-line features, including a fitted Siemens oven and combi microwave oven, sleek ceramic hob, state-of-the-art extractor fan, integral fridge freezer, dishwasher, and washer dryer. This spacious and impressive room is perfect for entertaining guests or simply enjoying luxurious living. Welcome to a space where style meets functionality in the most exquisite way.





OPEN PLAN LIVING





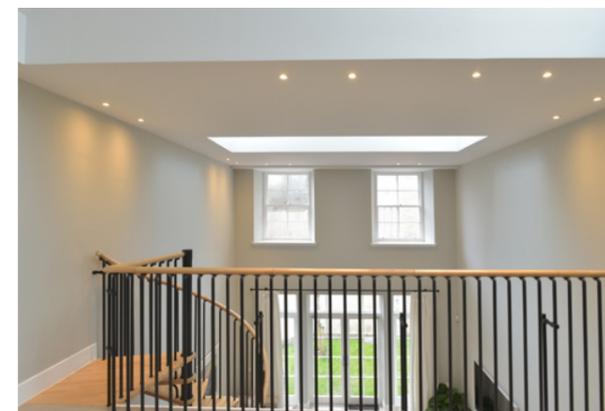
*“...The designer kitchen steals the spotlight with its top-of-the-line features, including a fitted Siemens oven and combi microwave oven, sleek ceramic hob, state-of-the-art extractor fan, integral fridge freezer, dishwasher, and washer dryer...”*



MEZZANINE LEVEL



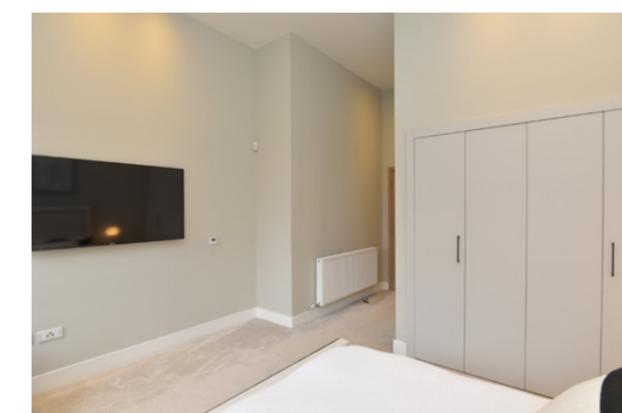
The centre area has more than enough space for a large dining room table, perfect for entertaining guests, before moving along to the lounge suite to recharge batteries and to spend time with family and friends. This room has large windows looking out to a secluded garden area with French doors leading out to the garden space. There is a spiral staircase leading to the mezzanine level from the lounge which has a variety of uses and is currently used as an office space which is flooded with natural light.



**BEDROOM 1 & EN-SUITE**



The accommodation comprises of two double bedrooms, two bathrooms, a dressing room and a mezzanine office space. Both bedrooms are set with integrated wardrobes with built-in drawer units and good floor space for free-standing units.



BEDROOM 2



THE BATHROOM

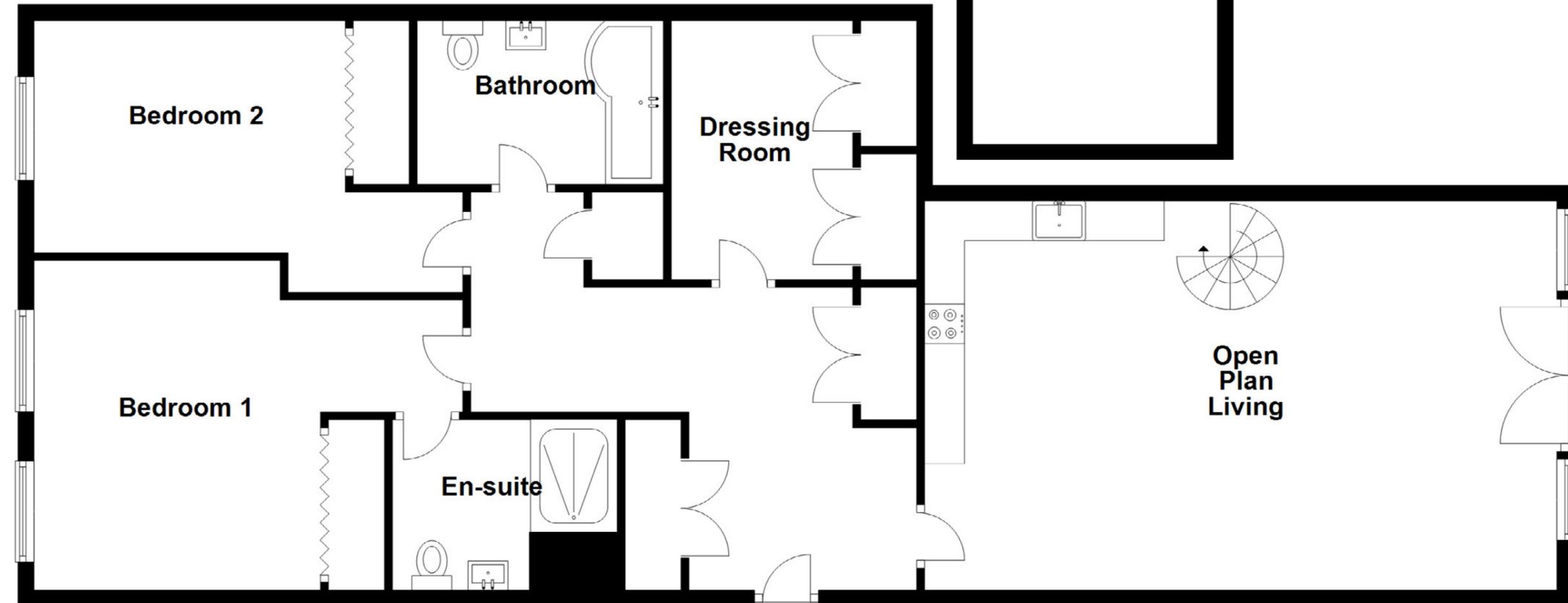


DRESSING ROOM & HALL



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	7.92m (26') x 4.91m (16'1")
Bedroom 1	5.37m (17'7") x 4.15m (13'7")
Bedroom 2	3.90m (12'10") x 3.42m (11'3")
Dressing Room	3.27m (10'9") x 2.27m (7'5")
Bathroom	3.08m (10'1") x 2.06m (6'9")
En-suite	2.81m (9'3") x 2.15m (7')
Mezzanine	4.91m (16'1") x 3.06m (10'1")



THE EXTERIOR



In addition, the property is fully alarmed, includes a parking space, accessed through private security gates and coded pedestrian entry. There are extensive bespoke bike sheds for those wanting to take advantage of the city's extensive cycle network. Waste storage is in two convenient points on site with large recycling bins.

This is a rare opportunity to acquire a central home in a fantastic and rapidly developing location which is sure to benefit from the increasing office and retail developments at Haymarket.



## *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 at 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.

EDINBURGH CITY CENTRE

