



## 110 3F3 Gorgie Road

Gorgie, Edinburgh, EH11 2NP



## Fantastic, well-located, 1 bedroom top floor flat in a central location

### Description

Fantastic south facing, well located 1 bedroom flat located on the top floor of a traditional building on Gorgie Road, a short walk, cycle or bus journey from the City Centre.

The property is nicely arranged with a bright living room overlooking Gorgie Road and a separate kitchen off it, also benefiting from plenty light. The hallway leads to a WC and a separate spacious bathroom and to the bedroom which has a built in cupboard.

The property benefits from double glazing, Dimplex electric heating, a recently installed new hot water tank and double glazing making it an efficient, comfortable property which would make a great first-time purchase or investment (with all rental safety installations in place).

### Location

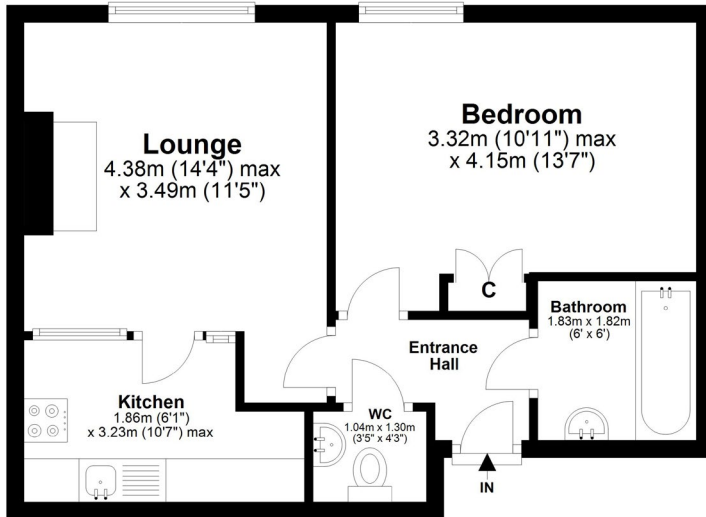
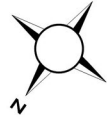
The flat is situated in an extremely convenient location, close to an excellent range of amenities and super transport links.

Gorgie is an extremely popular area with young professionals and students. It is home to a wide range of local shops, high street retailers, supermarkets, bars and cafes and Dalry and Chesser are a short walk away adding to the options available.

Tynecastle Stadium is within a stone's throw of the property and Murrayfield is just around the corner.

The iconic Gorgie City Farm is literally across the road from the flat and there's a range of leisure facilities nearby at Fountainpark and at the Corn Exchange.

## Top Floor



Total area: approx. 40.5 sq. metres (436.0 sq. feet)  
**110 3F3 Gorgie Road, Edinburgh**



### Garden

There is a communal garden to the rear of the property.

### Parking

A mixture of metered and permit parking is available within the area.

### Fixtures and Fittings

Carpets, curtains, electric cooker, fridge freezer and washing machine are included in the sale price. Other items also available by separate agreement.

### Services

Dimplex electric heating.

### EPC Rating F

### Total Floor Area

436 sqft / 40.6 sqm

### Home Report Valuation

£130,000

### Home Report

The condition of the property is available in the Home Report available for download from our website:

[www.omega.co.uk/blog/110-3f3-gorgie-road](http://www.omega.co.uk/blog/110-3f3-gorgie-road)

### 3-D Virtual Viewing

[Click here for a 3D virtual tour of the property](#)

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.



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