



235/8 Gorgie Road
Edinburgh, EH11 1TU



Stylish top floor apartment in immaculate move-in condition

Description

This stylish top floor apartment is in immaculate, move in condition. It is dual-aspect with the main living spaces looking inward into this well-established, modern development to the West of the city centre.

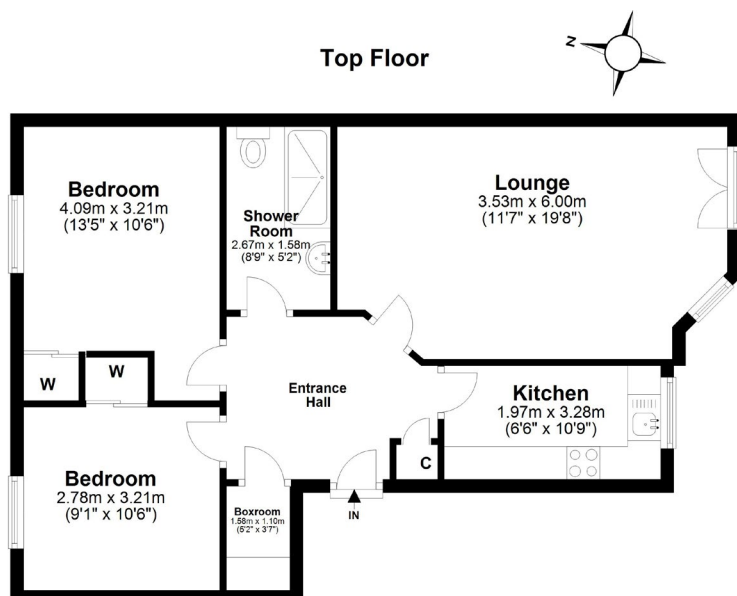
The property comprises: bright hallway (with deep walk in storage cupboard, currently used as a study), attic storage, bright bay-windowed living room, refurbished breakfasting kitchen, 2 good sized double bedrooms (both with built in wardrobes) and striking shower room with a walk in shower. The development also offers private permit parking and a secure bike shed.

Location

Gorgie is located about 2 miles to the West of the City Centre and is popular location with young professionals and students.

The area is well served local shops along Gorgie Road as well as Sainsbury's, Aldi and Lidl within walking distance. Various bus routes run along Gorgie and Slateford Road offering easy access to The City Centre and Haymarket Station and to the West including, Heriot Watt University and Edinburgh Park.

There's plenty green space nearby including Harrison Park, the Union Canal and The Water of Leith, while there are also ample leisure facilities within a short walk including the Corn Exchange and Fountainpark.



Garden

Landscaped shared garden areas to the rear of the property.

Parking

One allocated residents permit space and ample on street parking.

Fixtures and Fittings

All curtains, blinds, curtain poles/rails, hob, oven and cooker hood are included in the sale price.

Services

The property is heated by gas central heating, via a combination boiler.

Management

The development is factored by James Gibb to cover maintenance, cleaning and landscaping at approximately £600 per year.

EPC Rating C

Total Floor Area

686.9 sqft / 63.8 sqm

Home Report

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

www.umeqa.co.uk/blog/235-8-gorgie-road

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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