

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £125,000

6/5 White Park, Gorgie, Edinburgh EH11 1TZ





The subject of sales comprises a deceptively spacious first floor studio flat situated in an established development in Gorgie, an area extremely popular with first time buyers and investors given its superb location convenient for access to the city centre, great amenities and transport links. Presented to the market in true move-in condition, this desirable starter home with pleasant open views was recently upgraded to include kitchen fittings, hard wired smoke/heat alarms and fresh decor. The light, well proportioned accommodation comprises: entrance vestibule with storage, charming twin windowed lounge/bedroom open to well fitted kitchen with appliances, a useful dressing room with fitted wardrobe and stylish shower room. With bright neutral decor, the attractive interior also enjoys the added comfort of electric heating complemented by the installation of double glazed windows. An entryphone system provides security to the mutual stairway which in turn gives access to shared grounds and residents' parking with one space allocated to this flat. All fitted floor coverings, blinds, light fittings, electric cooker, automatic washing machine and fridge are included. This is a wonderful opportunity for the first-time buyer as some furniture may also be included if required.

LOCATION

Gorgie lies to the west of the city centre and offers an excellent range of local shopping supported by post office services. There are a selection of bars and restaurants within easy walking distance as well as the impressive Fountain Park Leisure Complex with multi screen cinema and health club. Nearby Dalry and Chesser also provide a good range of shops and recreational facilities with close proximity to Murrayfield Stadium for a varied programme of live sport and music events. A regular public transport service operates to many parts of the city and the city bypass is easily accessible linking with major motorway networks.

EPC RATING

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VIEWING

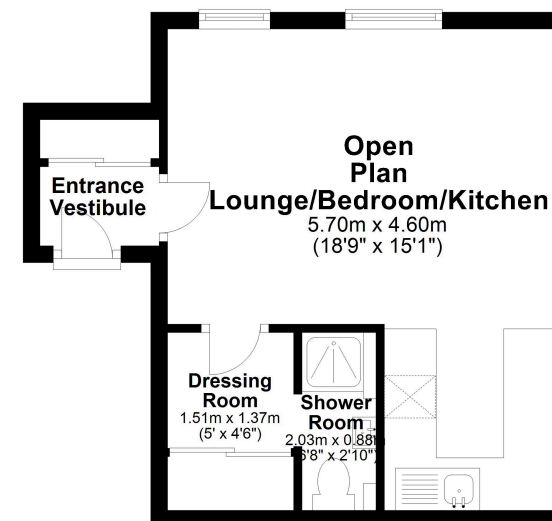
By appointment, please telephone 07870 693063

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Lounge/Bedroom/Kit	5.72 m x 4.60 m / 18'9" x 15'1"
Dressing Room	1.52 m x 1.37 m / 5'0" x 4'6"
Shower Room	2.03 m x 0.86 m / 6'8" x 2'10"

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.

6/5 White Park



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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