A well presented one bedroom second floor flat located in the extremely popular Gorgie district close to the city centre. The property is an ideal opportunity for the first time buyer or investor looking to build their portfolio.

Approached by a communal stair the accommodation comprises a welcoming hall with a useful storage cupboard. Open plan lounge/kitchen area with the kitchen having a selection of floor and wall mounted units and the appliances include a four ring gas hob with extractor hood and light, oven, washing machine and fridge freezer. The spacious double bedroom is quietly situated to the rear of the tenement and also has the newly installed gas combi boiler. Shower room with electric shower, wash hand basin and WC.

The property benefits from gas central heating. To the outside there is a shared garden accessed from the communal stairwell.
Accommodation layout & measurements

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.

Location

Gorgie has a wide selection of amenities and is incredibly close to the city centre with several bus routes and Balgreen Tram Stop close by. There is also both an Asda and Sainsbury's superstore within a short distance of the property with Fountainpark Leisure Complex also within easy reach. For the commuter all major road networks are convenient and in particular the Gyle, Hermiston Gait and Edinburgh Business Park can be reached by bus or car. There is a fantastic selection of schooling from primary to secondary level as well as being close to Edinburgh Napier University’s Merchiston campus and Heriot Watt.

For Satellite Navigation directions please enter the postcode: EH11 2NR
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