



**22 1/3 GORGIE ROAD, GORGIE,
EDINBURGH, EH11 1TU**

**OFFERS OVER
£170,000**

This is a beautifully presented, extremely attractive first floor flat, forming part of a traditional stone built tenement building, situated in the popular area of Gorgie. The flat is in good decorative order and would make a lovely home or investment opportunity. The property benefits from both gas central heating and secondary glazing. Early viewing is highly recommended.

ACCOMMODATION

Hall, open plan sitting room / kitchen, two well-proportioned double bedrooms, bathroom (with shower) & store room.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
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Estate Agents**

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The property is well situated in the Gorgie/Dalry area, close to the city centre. There are a variety of local shops (including the nearby Co-op and Sainsbury Supermarkets), bars and restaurants close by, along with Haymarket train station which is an easy walk from the property. There are superb recreational facilities within the area, including the Fountain Park Leisure complex with a multi-screen cinema, health club, ten pin bowling alley, soft play centre, bars and restaurants. Also within easy walking distance are the beautiful Water of Leith and Union Canal towpaths and the city's extensive cycle path network. The close proximity to Gorgie Road, allows ease of access to the excellent local bus services which connect to the city centre and beyond.

The property has a shared entrance with an entry phone system. The main door opens onto a communal hall and stair. The flat is on the first floor and the front door opens on to the hall.

There is an extremely engaging sitting room with open plan kitchen with an outlook to the rear of the building. In one corner is a press cupboard which is partially open with shelving and part cupboard for additional storage. The sitting area has a soft grey carpet whilst the kitchen area has a practical vinyl flooring. The kitchen has a series of fitted wall and base mounted units and a breakfast bar. The fridge, freezer and washing machine are located in the cupboard off the kitchen area and will be included in the sale. Both double bedrooms are very well presented, in good decorative order and generously proportioned. The bathroom is fitted with a white three piece suite comprising; bath (with shower over), WC and wash hand basin with ceramic tiling surrounding the sanitary ware. The large cupboard / box room is an extremely useful storage space.

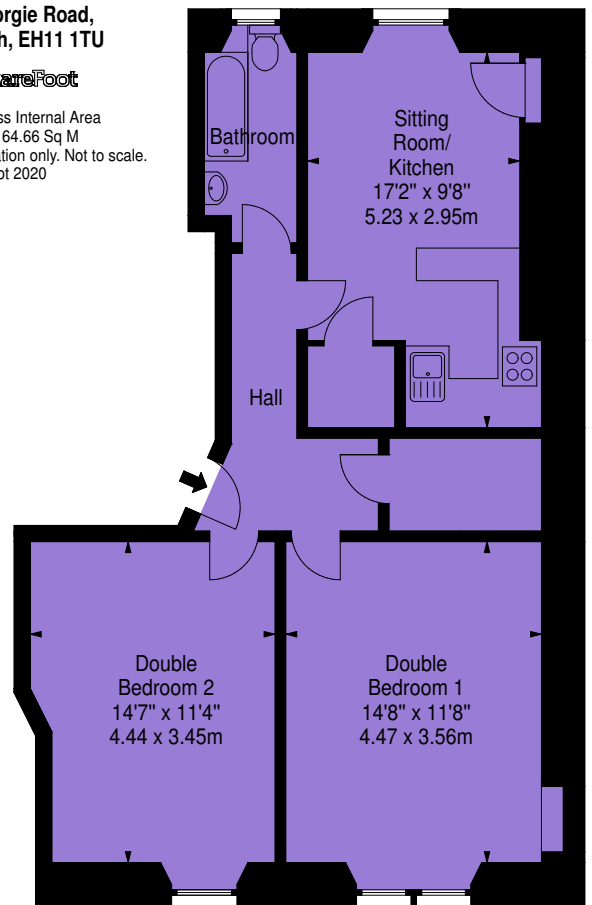
Unrestricted parking is available on the surrounding streets. There is a shared garden to the rear of the property.

All furniture, white goods, carpets, fixtures and fittings will be included in the sale.

**221 F3 Gorgie Road,
Edinburgh, EH11 1TU**



Approx. Gross Internal Area
696 Sq Ft - 64.66 Sq M
For identification only. Not to scale.
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First Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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