

# 110 (1F4) Gorgie Road, Gorgie Edinburgh, EH11 2NP

OFFERS OVER £140,000



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- Traditional first floor flat with proven letting record
- Living Room with fitted kitchen area
- Double bedroom featuring wardrobes
- Shower room with toilet and w.h.b.
- Electric heating and double glazing
- Entry system and communal garden to rear
- Popular location 20 minutes' walk from Haymarket
- EPC E

### Description

This ideal starter flat is positioned on the first floor of a traditional stone-built tenement (Circa 1890). Its proven rental history may also appeal to landlords. The compact layout (36 sqm) provides a living room/kitchen, double bedroom and a shower room with W.C and wash hand basin. The building has a secure entry system and a large cupola which ensures maximum natural light.





### Heating and Double Glazing

The flat has modern electric heating system (panel heaters) and replacement upvc double glazing.

### Location

This section of Gorgie Road fronts the 'university corridor' and is just under one mile from Haymarket Rail Station. Gorgie is a popular area benefitting from excellent bus services and cycle track networks. It is very close to the revitalised Union Canal, delightful Water of Leith Walkway, and Fountain Park leisure complex offering a cinema, private gym and bars. There is a choice of large supermarkets (including Sainsbury's), a wealth of local shops, take-away facilities, banks, a chemist and many other social amenities within the immediate vicinity.

### Gardens

There is a communal garden to rear.

### Valuation

The mortgage valuation is £145,000 and the Home Report is available from the ESPC web site.

### Council Tax and EPC

The property lies in Council Tax Band B and has an E-rated Energy Performance Certificate.

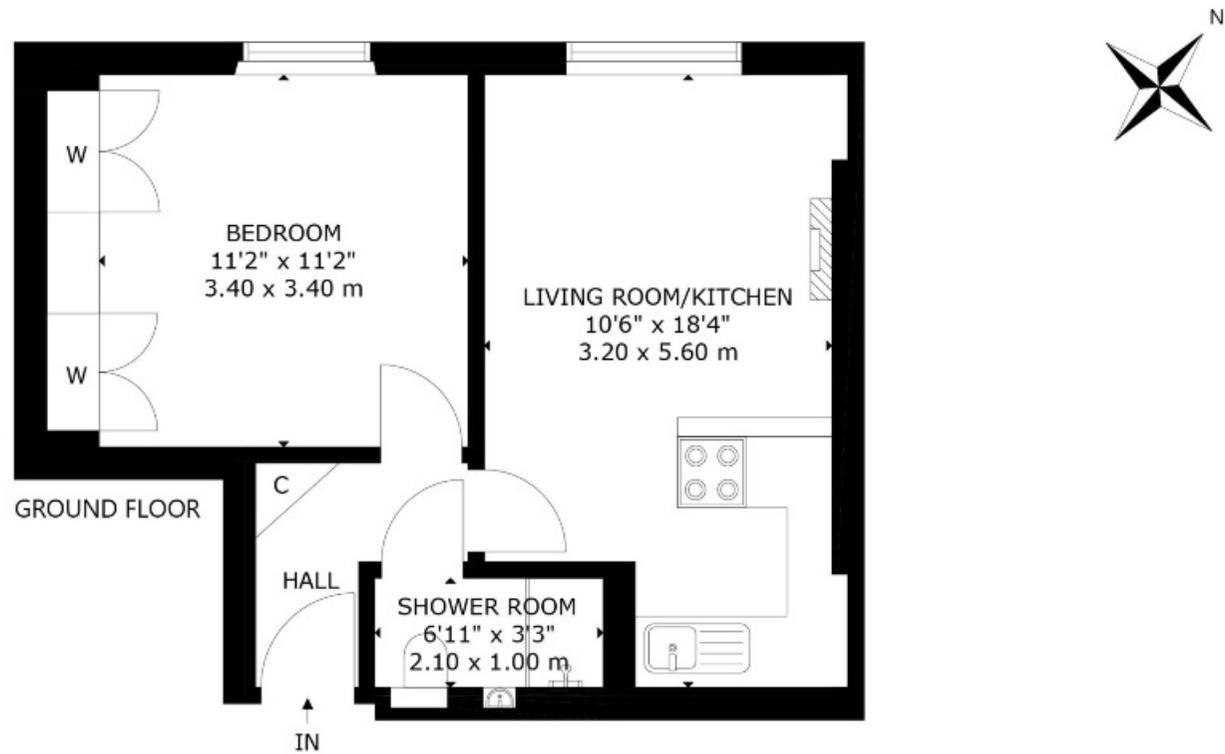
### Extras

The fitted carpets, blinds, oven, hob and hood, fridge/fridge are included.

### Viewing

To view telephone Agents 0131 243 1230 (or 07595820611 out with office hours) [kwilson@dm-property.com](mailto:kwilson@dm-property.com)





110 1F4 GORGIE ROAD, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 386 SQ FT / 36 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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