



Offers Over
£120,000

5/5 McLeod Street

Gorgie | Edinburgh | EH11 2NJ

This well presented traditional first floor flat is situated within the heart of the high amenity area of Gorgie and is conveniently placed for access to the west end and city centre of Edinburgh by way of good public transport. Close to excellent amenities, in move in condition the light and airy accommodation would make an ideal purchase for first time buyers, young professionals or buy to let investors.

-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Permit On Street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief, comprises; A hallway boasting ample storage options; a generously sized reception room featuring neutral décor and carpeting; a well-equipped kitchen complete with plentiful wall and base units, room for freestanding appliances, sleek acrylic splash panels, and a convenient breakfast bar; a spacious double bedroom with high ceilings and storage solutions; and a bathroom offering a three-piece suite, a thermostatic shower positioned above the bath, and a stylish glass screen.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Ample on street parking is available with permit zones with further pay and display areas in close proximity to the property.

Viewing

Please contact Neilsons on 0131 625 2222.



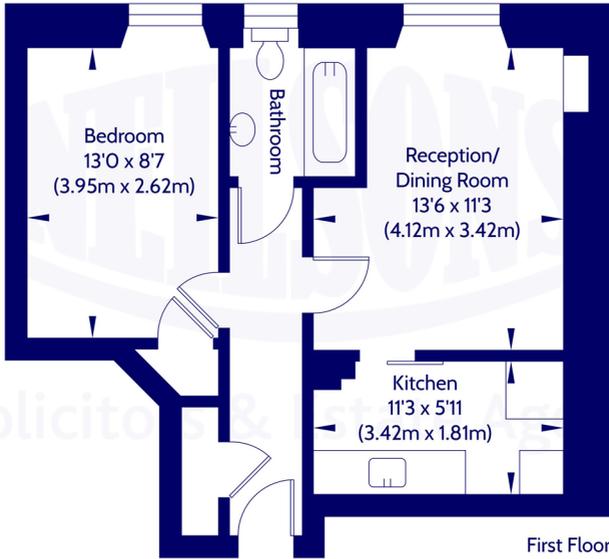


Location

The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh City Centre. There is a regular bus service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network. Haymarket train station and the fashionable West End is within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Lidl and a large Sainsbury supermarket, as well as specialist shops, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.



Approx. Gross Internal Floor Area 42.29 Sq M / 455 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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