

# Flat 4,7 Gorgie Road

EDINBURGH, EH11 2FA



*STUNNING 2 BEDROOM FLAT  
IN GORGIE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the highly sought-after Springwell House, which was awarded Development of the Year at the Herald Property Awards for Scotland 2022. The building has an imposing presence sitting on beautifully landscaped grounds and is part of the magnificent stone landmark building dating back to the mid-1800s which has been converted and reimagined.

As you step inside, you'll be immediately captivated by the spaciousness and abundant natural light that fills the open-plan living room and kitchen. The high ceilings create an air of grandeur. The open layout ensures seamless interaction between the kitchen and living space, making it an ideal setting for entertaining guests or spending quality time with family. The kitchen boasts top-of-the-line appliances, sleek countertops, and ample storage, including bespoke shelving units. The double doors at the far end of the living area beckon you to step outside, where you'll find a delightful outdoor area, perfect for enjoying al fresco meals or simply basking in the fresh air on warm sunny days.









The property benefits from high specification finishes, with brushed stainless steel electrical outlets throughout, bespoke column radiators, Gwinner fitted audio visual console and extended Hacker kitchen units housing a wine cooler and additional storage and bar.











This flat has two generously sized double bedrooms, both thoughtfully designed to offer comfort and tranquillity. The master bedroom features an en-suite shower room. The family bathroom continues the sleek look of the flat.





# Bedroom 1







## The Bathroom



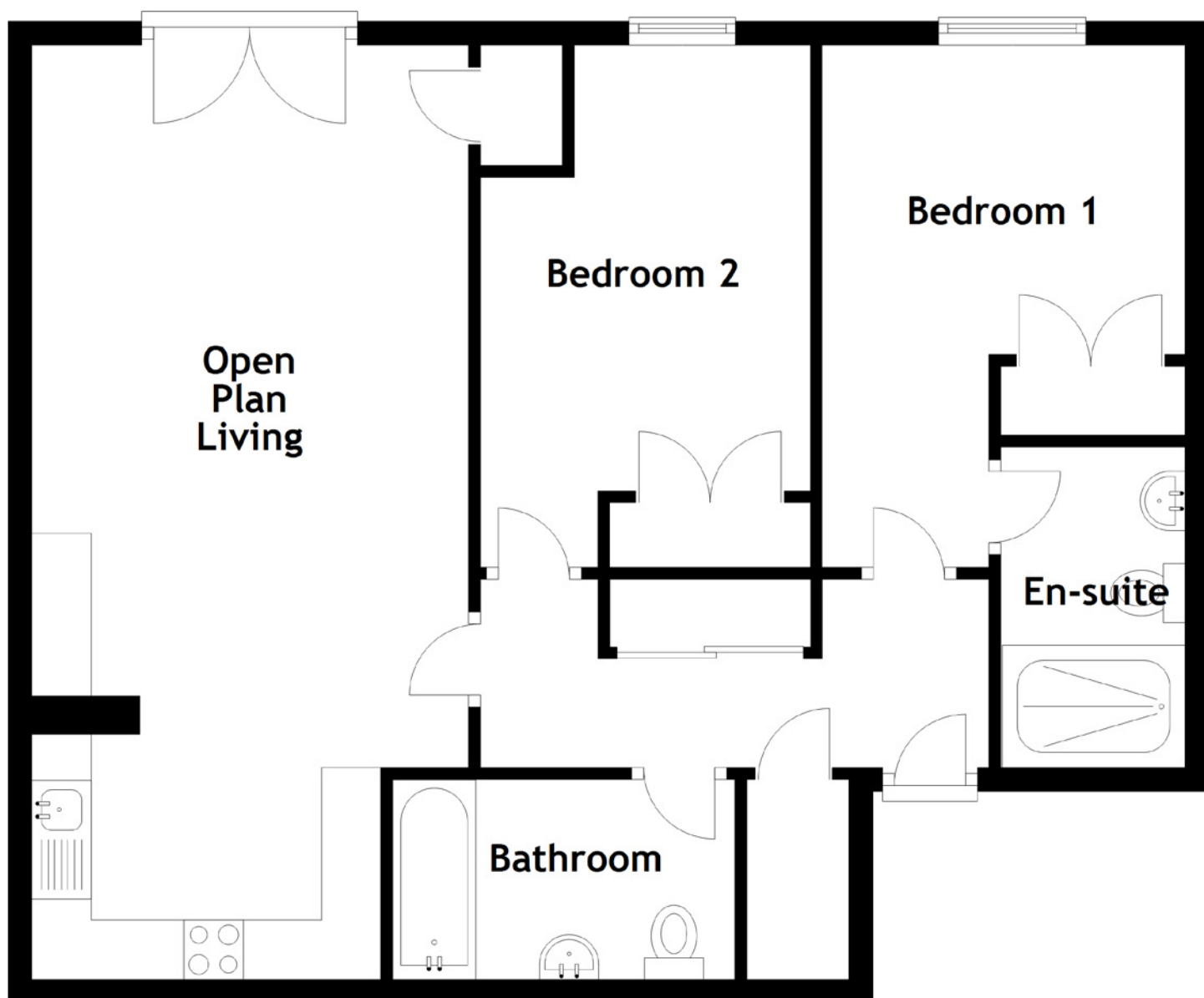












#### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.13m (26'8") x 3.68m (12'1")
Bedroom 1	3.06m (10') x 2.61m (8'7")
Bedroom 2	4.40m (14'5") x 2.78m (9'1")
Bathroom	2.88m (9'6") x 1.68m (5'6")
En-suite	2.62m (8'7") x 1.55m (5'1")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: C



In addition, the property is fully alarmed, and includes a parking space, accessed through private security gates and coded pedestrian entry. There are extensive bespoke bike sheds for those wanting to take advantage of the city's extensive cycle network. Waste storage is in two convenient points on site with large recycling bins.

This is a rare opportunity to acquire a central home in a fantastic and rapidly developing location which is sure to benefit from the increasing office and retail developments at Haymarket.





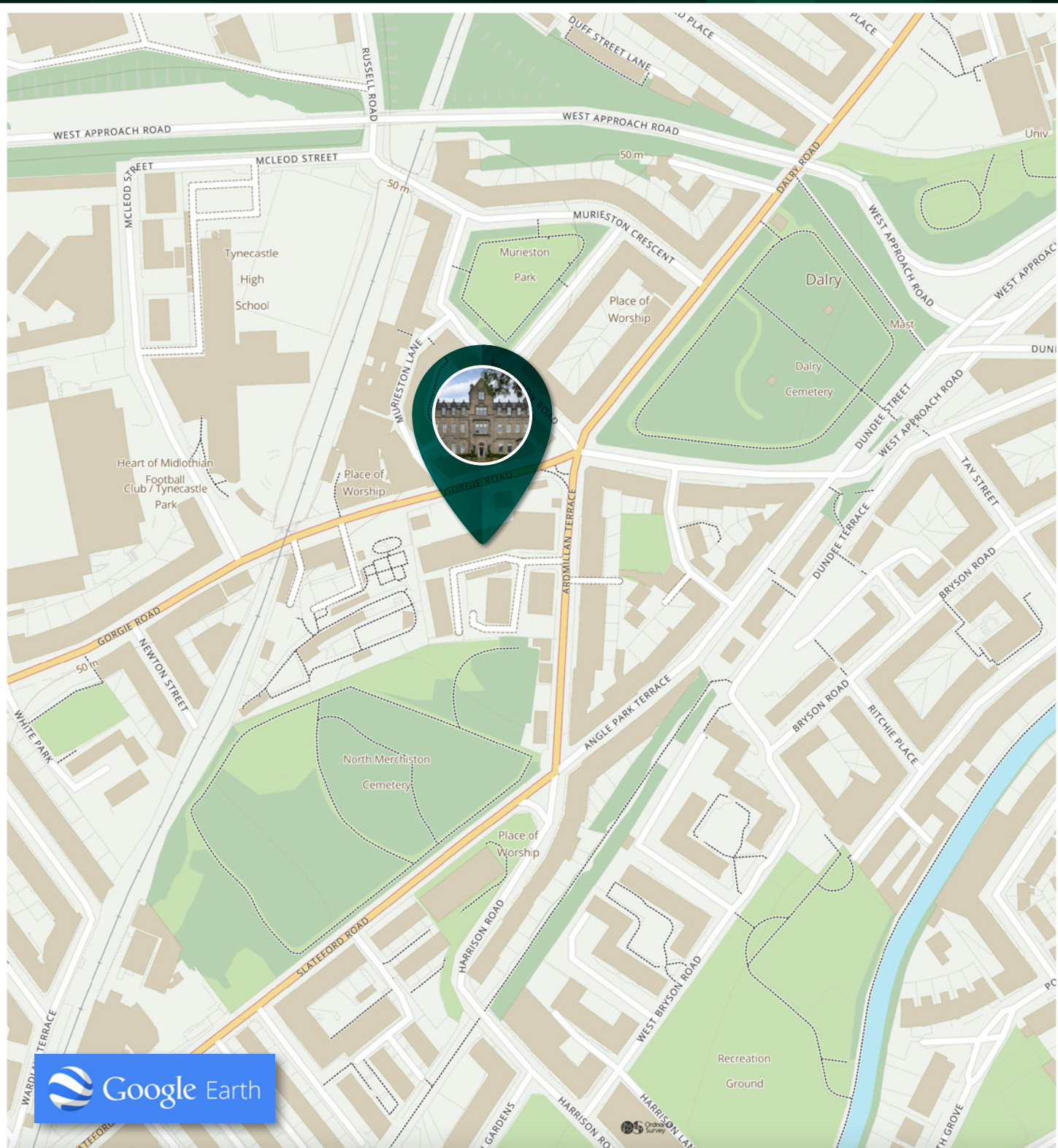


Springwell House is close to Haymarket (1km), where the new Haymarket Edinburgh development is about to open with its world-class mix of offices, shops, bars, cafes, and restaurants to add to the areas already established amenities. Haymarket station, tram stop, and direct access to bus routes and cycleways means easy links to the centre of town, rail transport, the airport, and the motorway network. The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road.

Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area comprises a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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