

# 124/10 Gorgie Road

GORGIE, EDINBURGH, EH11 2NR



*Spacious One-Bedroom Flat In Edinburgh's  
Sought-After Area of Gorgie*



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McEwan Fraser Legal is delighted to present this centrally located one-bedroom flat in Edinburgh's Gorgie Area.

# THE LIVING ROOM / KITCHEN



Accommodation is focused on a bright and spacious open plan kitchen and living room that has a Juliet balcony overlooking Lochend Park. The room is neutrally decorated and finished with laminate flooring. There is ample space for a large suite, a dining table, and supporting furniture. This will give a new owner plenty of flexibility to create their ideal entertaining space.







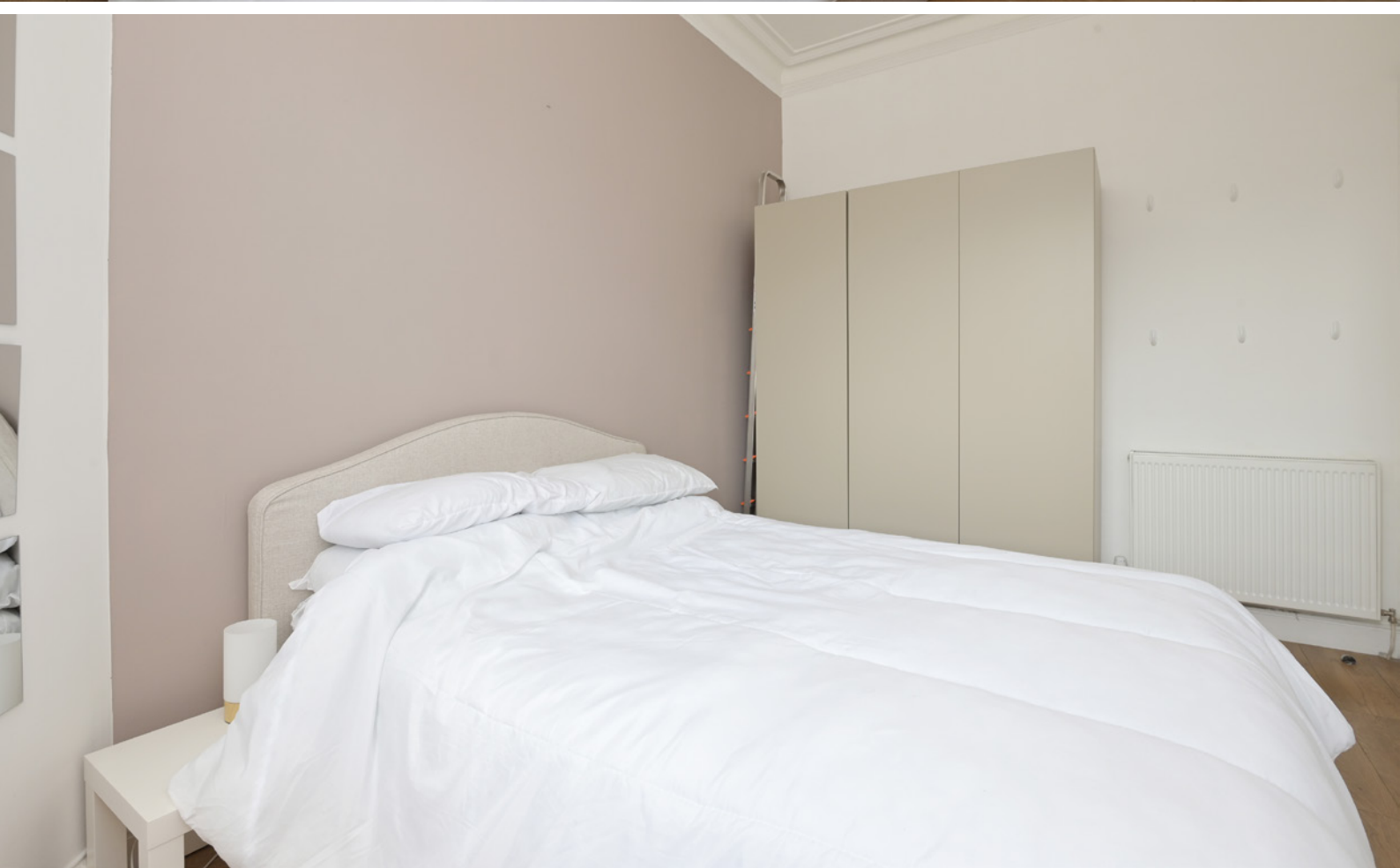
There is one main bathroom, which is modern, fitted with a shower over the bath and a white three-piece suite. The generous double bedroom offers various possibilities for storage options.

## THE BATHROOM





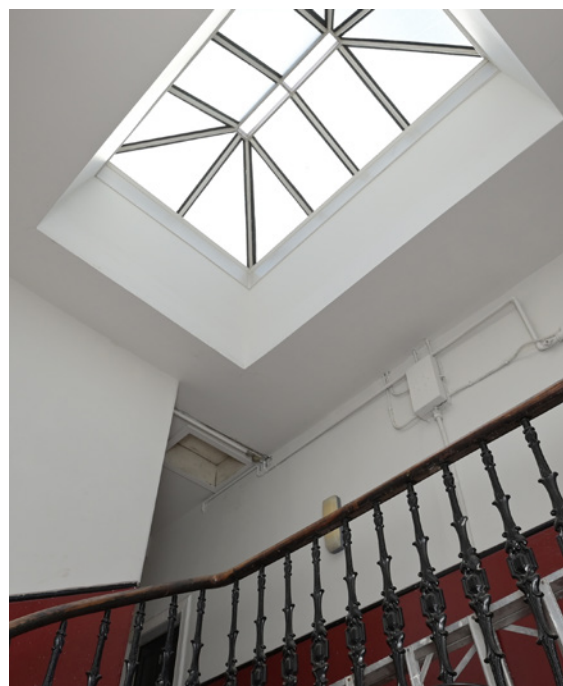
# THE BEDROOM





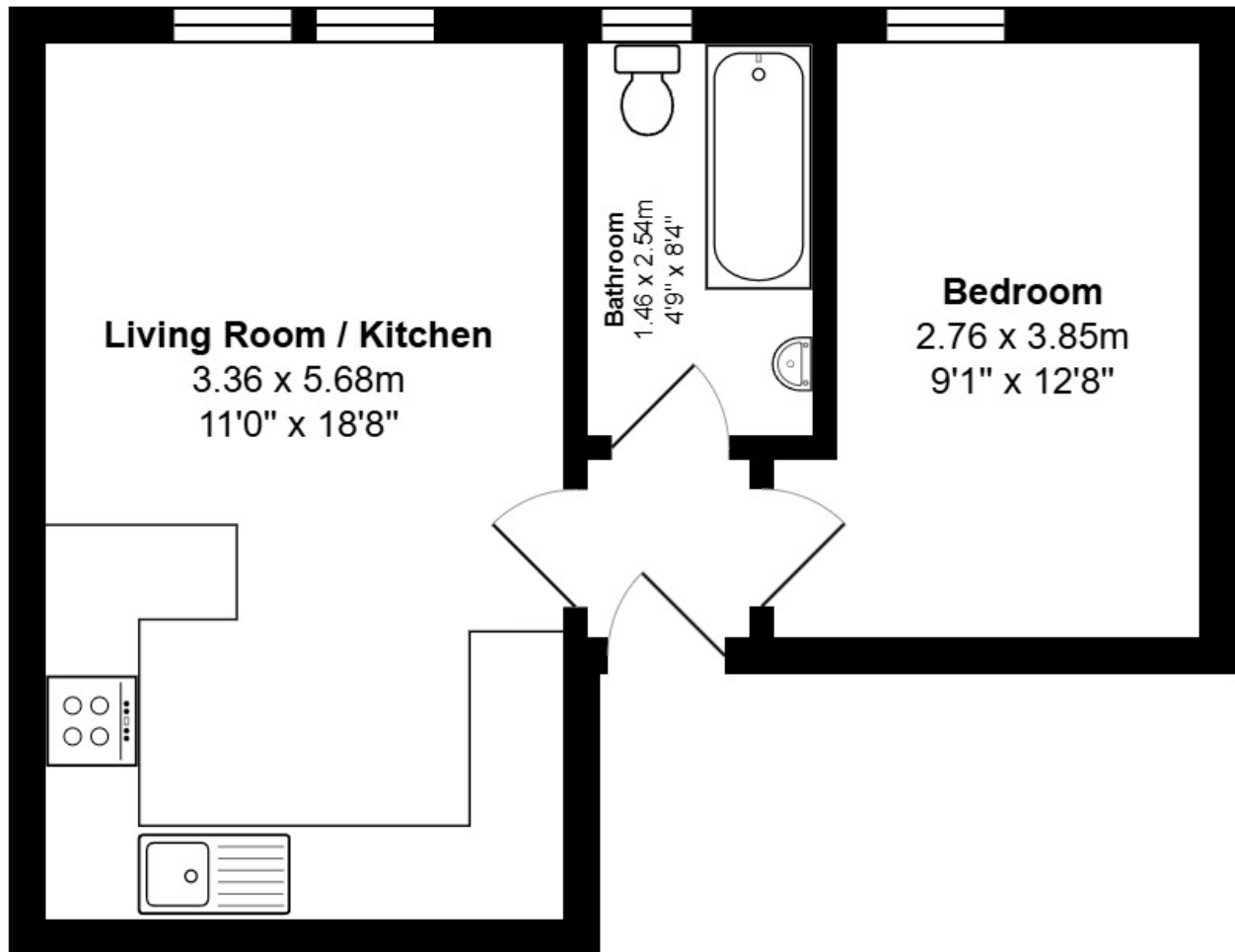
In addition, the property includes double-glazed windows, gas central heating, and residents' permit parking.

# COMMUNAL AREAS



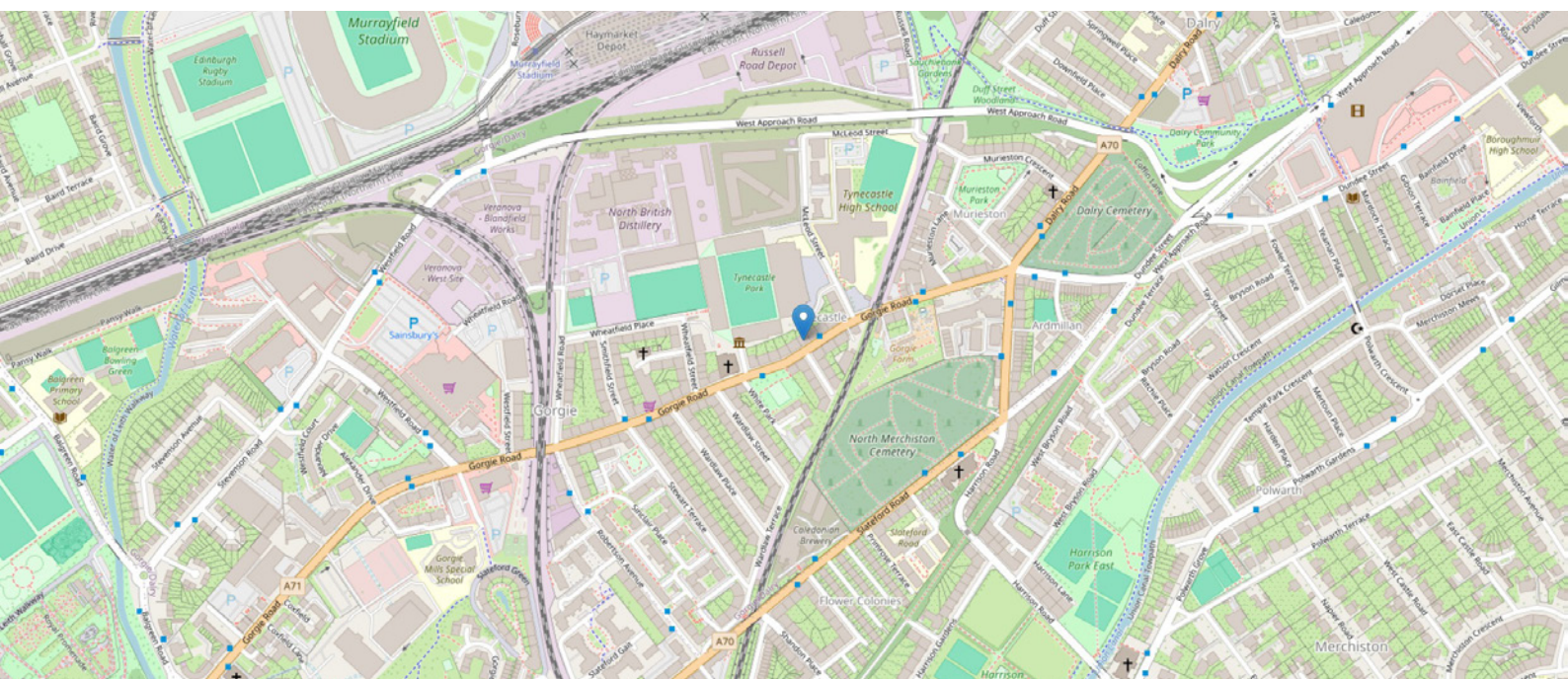


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 33m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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 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. Haymarket Railway Station is also within close proximity of the property.

Edinburgh's entertainment facilities tend to be very highly concentrated in the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

The Western Approach Road passes conveniently nearby, and this gives quick and easy access to the western part of the city and the motorway system leading directly to all major centres of population. The location may therefore be of particular interest to anyone required to travel, perhaps in connection with their work.



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