



RE/MAX Property



262/2 Gorgie Road, Edinburgh, EH11 2PP.



A fantastic opportunity to purchase a first floor tenement flat in a central location. Presented in neutral tones throughout and ready to move straight into, this property would make an ideal purchase for a first time buyer or investor alike.

Lorna MacDonald and REMAX Property are delighted to bring to the market this home on Gorgie Road, Edinburgh, EH11 2PP.

Gorgie is a vibrant and well established area located to the west of Edinburgh city centre, offering an excellent blend of local amenities, leisure facilities, and transport connections. Combining traditional Edinburgh character with everyday convenience, the area remains popular with a wide range of buyers. A superb selection of amenities can be found along Gorgie Road and the surrounding streets, including supermarkets, independent shops, cafés, restaurants, and takeaways, with nearby retailers such as Aldi and Sainsbury's catering for everyday needs.

For leisure and recreation, residents are well served by nearby Fountain Park, which offers a cinema, Nuffield Health gym and swimming pool, restaurants, and bowling facilities. Dalry Swim Centre, The Gym, and several parks and walking routes are also within easy reach. Schooling is well represented at all levels in both the public and private sectors, while the location is particularly convenient for those connected to Edinburgh Napier University and the University of Edinburgh.

Excellent transport links include frequent bus services providing easy access to the city centre and surrounding areas, as well as nearby Haymarket railway station. The City Bypass is also just a short drive away, connecting to the wider motorway network and Edinburgh International Airport.

Entrance Hallway

Entrance to the property is via a wooden front door, opening into a welcoming hallway finished in neutral décor with white painted walls and laminate flooring. Two built in cupboards provide excellent storage, while the area is completed with a ceiling light, smoke detector, intercom handset, and a power point.

Lounge Kitchen

5.377m x 3.344m (17'07" x 10'11")

Finished with wood laminate flooring and white painted walls, the space feels bright throughout. A front facing window allows natural light to fill the room. The lounge features a central fireplace with a brick surround and electric fire, creating a warm and inviting atmosphere. A built in cupboard within the lounge provides additional storage. A ceiling light, two radiators, a smoke detector, and power points are also included.

Open from the lounge, the kitchen is fitted with a range of wall and floor mounted units with white fronts, complemented by black work surfaces and red splashbacks. Included in the sale are a freestanding electric oven with grill and four ring hob and inbuilt extractor fan. There is also space for an under counter washing machine. The stainless steel sink area benefits from a mixer tap, while a built in cupboard, currently housing the fridge freezer, provides additional storage. Finished with a ceiling light, heat detector, and further power points.

Bedroom

5.366m x 3.084m (17'07" x 10'01")

A spacious room which is finished with white painted walls, and laminate to the floor. The front facing window allows in natural light and is complemented by a ceiling light. There is ample room for storage solutions. A radiator, smoke detector and power points complete the room.

Bathroom

2.518m x 1.289m (8'03" x 4'02")

This space has been finished with a combination of white painted walls, wood panelling, and white wet walling, complemented by laminate flooring. The suite comprises a close coupled toilet, pedestal sink, and a bath with electric shower over.

A front facing window allows natural light to fill the room, further enhanced by a ceiling light for added brightness. A white towel radiator completes this bathroom.

External area

The property comes with a communal, shared, rear garden and there is permit parking available on street.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

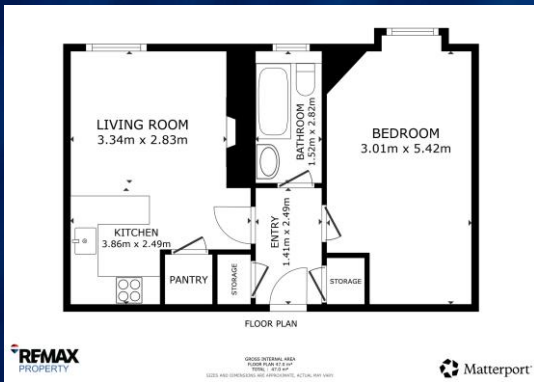
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





RE/MAX Property





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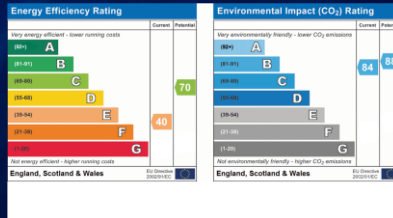


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13b Fairbairn Road, Livingston, EH54 6TS
 ☎ : 01506 418 555 📧 : livingston@remax-scotland.homes

www.remax-livingston.net

lmacdonald@remax-scotland.homes



**Lorna MacDonald
07778547461**

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