

GORGIE

119 Gorgie Road, Edinburgh EH11 1TX

FIXED PRICE £135,000

Spacious, front facing ground floor flat in a traditional stone built tenement.

Spacious entrance hall. lounge with twin windows,

separate, modern fully fitted kitchen, two double bedrooms and good sized shower room.

Full gas fired central heating • Double glazing • Good storage

Entryphone system

VIEWING

Thursdays 7pm-8.30pm Sundays 2pm-4pm or telephone 07824 323830



Entrance hall

Spacious entrance hall with recessed lights and twin archways. Coat hook rail. Double cupboard (partially shelved). Double power point. Telephone point. Central heating radiator. Laminate floor

Lounge (12'2" x 10'6")



Twin windows to front. Central ceiling light. Alcove housing gas boiler. Telephone point. Television aerial with satellite connection. Central heating radiator. Two double power points. Laminate floor.

Kitchen (8'9" x 5'7")

Accessed from the hall a separate kitchen with pine ceiling with recessed lights. Extractor fan. Modern base and wall units. Tiled splashbacks. Two double and one single power points at upper level plus dedicated points. Stainless steel sink and drainer. Gas hob and electric oven. Cooker hood. Plumbed for automatic washing machine. Space for fridge freezer. Tiled floor.

Bedroom 1 (10'11" x 10'1" (plus window recess))



Large double bedroom again with window to front. Central ceiling light. Large walk in cupboard with double doors/hanging rail and hatchway to storage space over. Central heating radiator. Venetian blind. Double power point. Fitted carpet.

Bedroom 2 (11'2" (plus window recess) x 6'9")



Smaller double bedroom. Central ceiling light. Venetian blind. Double power point. Central heating radiator. Laminate floor.

Shower room (10' x 3'11")

Fully tiled shower room with three piece white suite. Pine ceiling with recessed downlighter. Extractor fan. Electric shower with folding glazed screen. Central heating radiator. Tiled floor.

External

Shared rear green.

Extras

Fitted carpets.

Finlaysons
135 Gorgie Road
EDINBURGH
EH11 1TH

DX ED44
EDINBURGH 1



Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099

f: 0131 337 3751

e: mail@finlaysons.com, w: finlaysons.com