

GORGIE

134 (2FI) Gorgie Road EH11 2NS



FIXED PRICE £99,995

- Second floor flat set quietly to rear of traditional stone built building.
- Popular, high amenity area.
- Hall, living room, double bedroom with built in wardrobes, separate kitchen and large bathroom.
- Gas central heating.
- Common repairs to roof being carried out at seller's expense.
- Entryphone security.
- Offered at £10,000 below the Home Report Valuation.

Viewing:

**Thursdays 6.30pm-8.30pm Sundays 2pm-4pm
or tel 07843 470 395**

Lying in the ever popular Gorgie area of the city, this is a rear facing second floor flat in a traditional stone built tenement. The building is presently undergoing common repairs to the roof, for which the seller is liable. The accommodation comprises:

Hall

Give access to all accommodation. High level storage cupboard. Single power point. Fitted carpet. Entryphone handset. Central ceiling light. Gas meter at high level.

Living Room 18' plus window recess x 9'4"



Good sized living room with window to rear. Central ceiling light. Cupboard housing combi boiler with storage cupboard over. Central heating radiator with thermostat. Three double power points. Recessed area to rear plumbed for automatic washing machine with three double power points and worktop area. Laminate floor.

Kitchen 5'10" x 4'7"



Separate kitchen accessed from living room with ample units. Stainless steel sink and drainer. Tiled splashback. One double and two single power points at upper level plus dedicated points at lower level. Space for electric cooker. Tile effect vinyl floor.

Bedroom 10'9" x 9'5"

plus space occupied by large built in wardrobes.



Large double bedroom with full width double wardrobes with hanging rail and shelf over, plus additional double width cupboards with shelves at high level. Window to rear. Central heating radiator with thermostat. Three double power points Window seat with storage cupboard beneath. Fitted carpet.

Bathroom 10'1" x 4'

Large bathroom with frosted window to rear and white three piece suite including good sized bath. Chrome fittings. Alcove area incorporating sink with cupboard below. Central ceiling light. Shaver light and electrical point. Wall mirror. Electric shower over bath with tiled walls. Heated towel rail in chrome. Fitted carpet.

Externally

Shared rear green

Extras

All fitted carpets and curtains together with the freezer, fridge, cooker. The suite and other items can be acquired if required by the purchaser.



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.

135 GORGIE ROAD
EDINBURGH EH11 1TH
TEL: 0131 313 5556
FAX: 0131 313 3559
EMAIL:
mail@finlaysonhales.com
DX ED44 EDINBURGH