

GORGIE

Flat 3F2, 164 Gorgie Road EH11 2NT

FIXED PRICE £97,000

A bright, south facing third (top) floor flat with open aspect in a refurbished stone tenement. Popular, high amenity area. Good décor throughout. The accommodation comprises:- Entrance hall with storage cupboard off, living room with dining area, separate fully fitted kitchen, double bedroom and recently fitted bathroom with shower attachment. Full gas fired central heating powered by a combi boiler. New entry phone system. Many extras included, making this the ideal, ready to move into property.

Viewing: Thursdays 6.30pm-8pm Sundays 2pm-4pm
Or tel agents on 0131 346 0099



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Entrance hall (8'5" x 4'5) at longest and widest
Stripped wooden doors to all rooms. Shelled cupboard for storage. Central heating radiator. Ceiling light. Smoke detector. Coat hook rail. Meters at high level. Entry phone handset. Fitted carpet.

Living/Dining room (20' x 9'9") at widest



Bright south facing room with twin windows giving good open aspect. Fireplace with gas fire. Shelled wall press. Central heating radiator. Shelf unit. Two ceiling lights. Ceiling coving. BT telephone point. TV aerial point. Telewest connection. Two double power points. Combi central heating boiler. Sofa, television and TV cabinet, living room table and two chairs included. Fitted carpet.

Kitchen (6'7" x 5'6")

Separate fitted kitchen accessed from living room and with serving hatch. Stainless steel sink and drainer. One triple, one double and one single power point. Tiled worktops. Electric cooker. Fridge. Microwave oven. Central ceiling light. Extractor fan. Base units with tiled splashbacks. Wooden shelving providing storage. Borrowed light from stair taking light from the cupola. Fitted carpet.

Bedroom (13'2" x 10'3")

Spacious double bedroom with window giving open outlook over White Park to front. Bedroom furniture included. Steel curtain rail. Curtains with tie backs. Central heating radiator. Two double power points. Central ceiling light. Cornice. Fitted carpet.



Bathroom (10' into window x 4'5")



Newly fitted bathroom with frosted window to front. Three piece white suite and storage cupboard around sink. Shower attachment to bath with curtain rail and curtain. Chrome fittings. Tiled around bath. Central ceiling light and additional wall light over sink. Central heating radiator. Electric wall heater. Fitted carpet.

Extras

All fitted carpets, blinds and curtains together with the cooker, fridge, freezer and microwave oven in the kitchen. All bedroom furniture, sofa, television, TV cabinet and living room table & two chairs. Remaining items of furniture are available by separate negotiation.

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.



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