

GORGIE

109/3 GORGIE ROAD EH11 1TE FIXED PRICE £145,000

- Newly upgraded ground floor flat set quietly to rear of traditional tenement.
 - Refurbished building.
 - Newly fitted kitchen and bathroom
- Accommodation comprises: Hall, living room open plan to kitchen, two double bedrooms and shower room.
 - Full UPVC double glazing.
 - Entryphone security system.
 - New carpets.
 - Shared rear green.

Viewing Sundays 2pm-4pm, Or telephone 07780 907835 or agents



Entrance Hall

Central ceiling light. Two hatches to storage areas in ceiling. Circuit breakers and meters at high level. Double power point. Entryphone handset. Laminate floor.

Living Room/Kitchen (16'9" plus window recess x 11'8")

Living area



Bright room with UPVC double glazed window to rear overlooking communal green. Wall press housing hot water tank with shelving above. Central ceiling light and halogen down lighters. Two double and one single power points. Telewest connection. Curtain rail and curtains. New fitted carpet.

Kitchen area



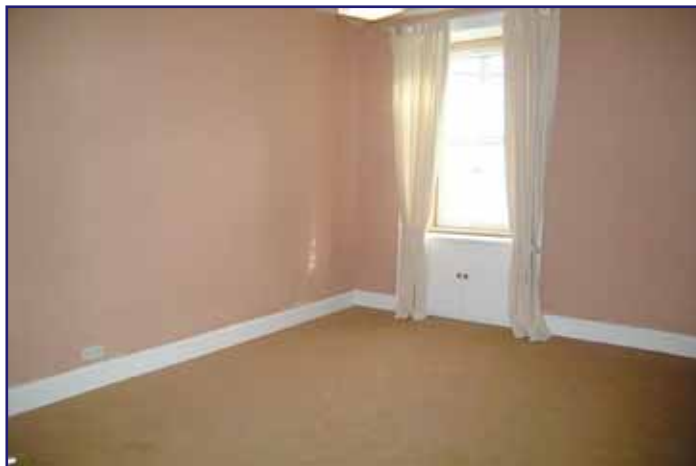
New fitted kitchen with ample base and wall units. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Brushed steel electric cooker. Cooker hood with light vented to extractor. Plumbed for automatic washing machine and space for fridge with dedicated power points. Large walk in cupboard with light. Halogen downlighters. Two double and one single power points. Laminate wood floor.

Bedroom 1 (15'6" plus window recess x 10'10")

Large double bedroom with south facing, double glazed window to rear with window shelf and cupboard below. Central ceiling light. Two double power points. Curtain rail and curtains. New fitted carpet.

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.



Bedroom 2 (11'5" plus window recess x 7'6")

Further double bedroom, again with window to rear and window seat with storage below. Central ceiling light. Plain cornice. Two double power points. Curtain rail and curtains. New fitted carpet.

Shower room (7'6" x 3'9")



Large, newly fitted shower room with three piece white suite and chrome fittings. Elegant, curved, glazed shower screen housing Dimplex electric shower. Fully tiled to ceiling throughout. Ceiling light. Vinyl floor.

Externally

Shared drying green.

Extras

Carpets and curtains and the electric cooker.

Finlaysons

135 Gorgie Road
EDINBURGH
EH11 1TH
DX ED44
EDINBURGH - 1



t: 0131 346 0099
f: 0131 337 3751

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