



Flat 10 (3f2), 286 Gorgie Road

Gorgie, Edinburgh, EH11 2PP

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This bright and airy two-bedroom flat enjoys a south-facing position on the top/third floor of a period tenement, which offers access to a shared garden and on-street parking. The flat retains its traditional charm with characterful features such as richly varnished pine flooring and has been tastefully updated with attractive modern fixtures and décor. Located in the heart of popular Gorgie, the property benefits from excellent shopping and bus links on the doorstep, with the airport tramline also within easy walking distance. It will be of particular interest to professionals, first-time buyers, and those seeking a rental investment - with the appealing added option to purchase the flat fully furnished.

A communal stairwell (with secure entry) leads up to the third floor, where the front door opens into an airy entrance hall featuring useful built-in storage. The hall flows into the social heart of the home - an open-plan reception room and kitchen bathed in sunny natural light. The sitting and dining area is centred around an elegant feature fireplace flanked by a shelved recess for display items. The modern kitchen has a classic Shaker-inspired design, with ivory-white cabinets, an oak-effect countertop, and neutral tilework. An integrated oven and gas hob are included, while a large utility/pantry cupboard discreetly houses a freestanding fridge, a freezer, and a washing machine.

Features

- Fantastic city location
- Traditional third/top-floor tenement flat
- Bright and airy interiors with period features
- Communal stairwell with secure entry system
- Entrance hall with storage
- South-facing living/dining room open to:
- Tasteful modern kitchen with utility cupboard
- Two bright double bedrooms
- Shower room and separate WC
- Large communal garden
- Controlled on-street parking (Zone S6)
- Gas central heating and double glazing
- EPC Rating - D

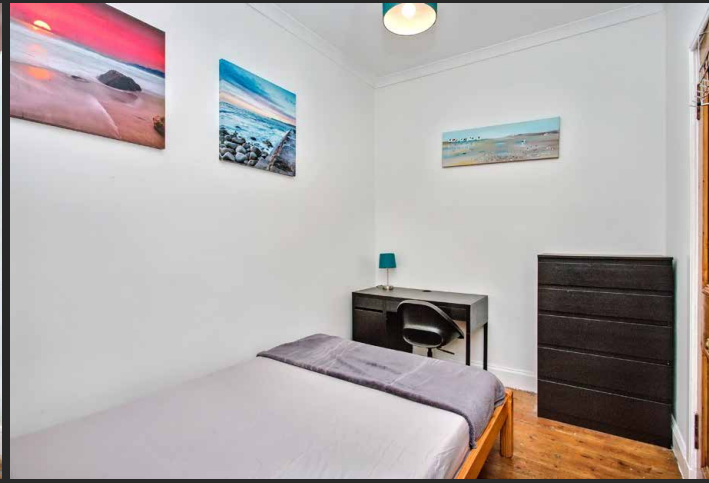
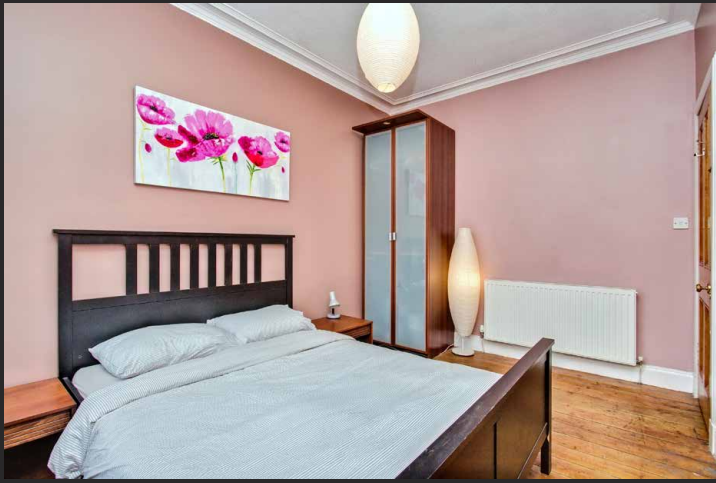




“South-facing living/dining room open to a tasteful modern kitchen with utility cupboard”







Also with a sunny aspect are two double bedrooms, both accessed from the hall. The larger bedroom is stylishly decorated in earthy tones and adorned with an authentic cornice. Finally, a shower room and conveniently separate WC complete the accommodation. The modern monochrome shower room includes an aqua-panelled enclosure, while the WC benefits from natural light. Gas central heating and full double glazing keep the property warm and efficient.

Externally, residents of the tenement share access to a large, neatly lawned garden with seating areas. On-street parking in the immediate vicinity falls under Zone S6.

Extras: The sale includes all fitted floor and window coverings, light fittings, and freestanding/integrated kitchen appliances. All furniture can also be included.

Gorgie, Edinburgh

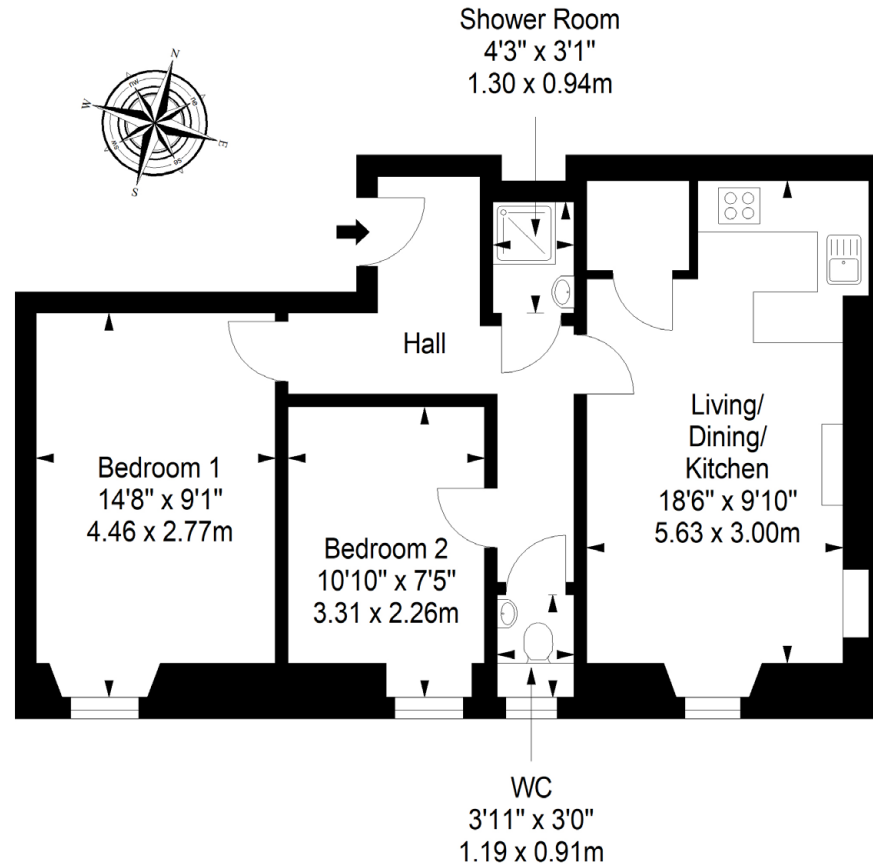
Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent city bus links, the tram line and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.



Floorplan

Third Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



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