



# Gorgie

2/1 Saughton Avenue  
EH11 2RX



Upper Flat

OFFERS OVER £200,000

- Entrance hall
- Livingroom/Dining room
- Kitchen
- 2 bedrooms
- Shower room
- Gas central heating
- Double glazing
- Shared rear garden
- Unrestricted on street parking
- Ideal for a first time buyer

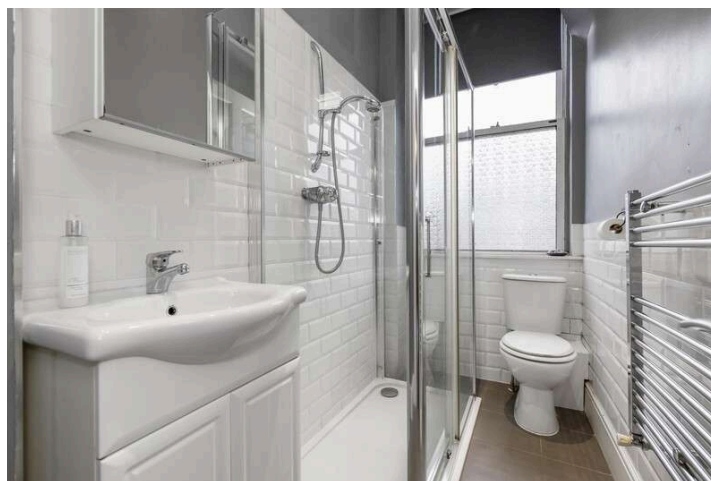
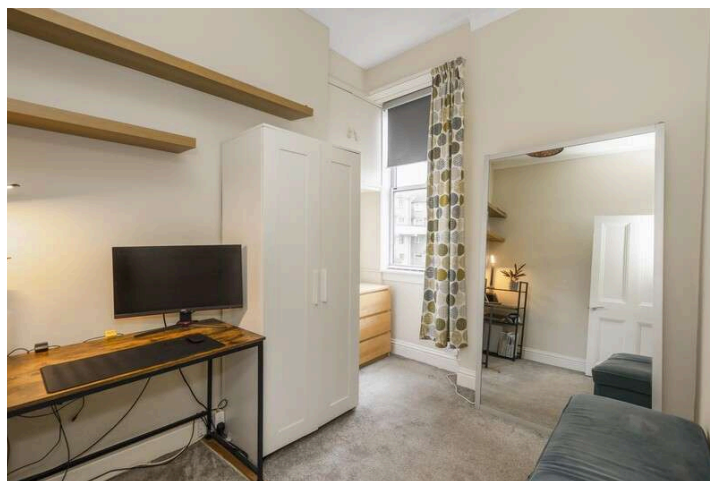


Viewing - call Beveridge & Kellas on 0131 554 6321





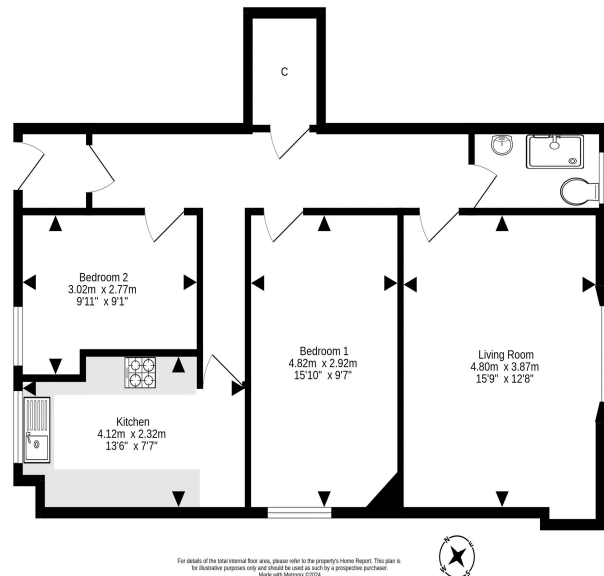






Viewing is highly recommended of this two-bedroomed upper villa within the popular residential area of Gorgie, ideal for a young professional or investor. Gorgie offers a range of cafe's, bars and restaurants, multiple nearby gyms, and regular transport links, including via the new tram system, to the City Centre & surrounding areas. Plentiful greenspace can be found at Saughton Park, and the nearby Fountain Park offers a range of restaurants, multi-screen cinema, health club, bowling lanes and arcade. There is also easy access to Edinburgh International Airport and Motorway links.

Accessed via an external stair to the rear of the building, the property opens to an entrance vestibule which leads to the hallway. The hallway features an Edinburgh press, large storage cupboard with light and the hall gives access to the remaining rooms. The rear facing kitchen has a tiled floor, base and wall units, sink unit and integrated gas hob and oven. Additionally, there is a freestanding fridge freezer, washing machine, tumble dryer and dishwasher. The spacious, front facing living room has ample space for both living and dining furniture, an Edinburgh press shelf, and plain cornice. The flat has two bedrooms, the largest of which has carpeted floors, plain cornice, fitted shelving and a fitted flat screen TV. The smaller bedroom is found to the rear of the property with carpet, plain cornice, a built-in overhead cupboard and fitted shelves. Completing the accommodation is the front facing shower room with tiled floor and partially tiled walls, a mains powered shower, WC, wash hand basin, heated towel rail and a mirrored medicine cabinet.



Additional benefits include a well maintained shared rear garden, unrestricted on street parking, gas central heating and double-glazed windows.

## EXTRAS

To include the aforementioned white goods, window blinds, curtains, floor coverings, light fittings, and the fitted TV in the bedroom (no warranties to be given).

## OFFERS

Offers Over £200,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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