



Offers Over £190,000

Postcode: EH11 2PJ

Bedrooms: 2 Bedroom

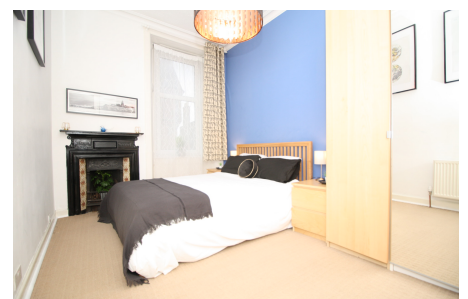
Council Tax: Band C

Location

This superbly presented 2-bedroom property forms part of a traditional Edinburgh tenement building dating back to the late 1880s. The area is exceptionally well served by a range of local shops including cafes, hairdressers, grocers and various other retailers. Within a comfortable walk are national supermarket operators including ALDI, Sainsbury and Lidl, with a 24-hour ASDA and the recently completed West Edinburgh Retail park only slightly further on. The property benefits from excellent transport links. Being located off of Gorgie Road, first-rate bus links to central Edinburgh and the rest of the city are readily available. The property is also within walking distance of Haymarket railway station and the location is ideal for anyone working in the city centre; or at the Gyle, Gogar or Edinburgh Airport. From a leisure perspective, Gorgie benefits from four national gym franchises, including Nuffield Health, Pure Gym and LIFT. The Fountainpark development also offers a range of pursuits including ten pin bowling and a multiplex cinema, plus a plethora of restaurants. Scotland's national rugby stadium Murrayfield is on hand, as are extensive gardens and park space at Saughton Park and Roseburn.

Viewing

Open viewing is available on Sundays between 2pm and 4pm. Outwith these times, viewing may be available by appointment, please contact our office on 0131 443 7268 or email info@mattac.legal and we will be happy to arrange a suitable time for you.



Accommodation

The accommodation is extremely well presented and comprises:

- Hall: Spacious entrance hall with storage cupboards and solid wood flooring.
- Lounge / Diner: (4.1m x 3.7m) Fantastic focal-point room on the apex of the building offering double aspect, great period features including carefully restored fireplace and cornice, as well as solid wood flooring.
- Breakfasting Kitchen: (3.5m x 2.6m) Stunning fitted kitchen with contemporary white gloss units and excellent range of appliances
- Bedroom 1: (3.9m x 3.6m) Spacious double bedroom with carpet flooring, large uPVC double glazed window and GCH radiator. The owners are leaving designer floor to ceiling mirrored wardrobes.
- Bedroom 2: (4.1m x 2.7m) Another well-proportioned double bedroom, again benefiting from uPVC double glazed unit, GCH radiator and carpet flooring. The room also offers a second restored original fireplace.
- Bathroom: Large family bathroom with white three-piece suite, chrome shower over the bath and heated chrome towel rail. Unique storage and designer tiling complete the chic look of the room.
- Study: Located off the hallway, this useful room is fitted with extensive shelving and desk space and provides additional storage or scope for a home office.



Features

Additionally, the property benefits from double glazing and full gas central heating, operated via recently installed combi boiler. Both the kitchen and bathroom have been fitted recently and the decoration throughout has been finished to the highest possible standards. The property is presented in a condition which is compliant with current regulations for rental properties.

Included In The Sale

All floor coverings, blinds, kitchen appliances and light fittings are included with the sale.

Factors

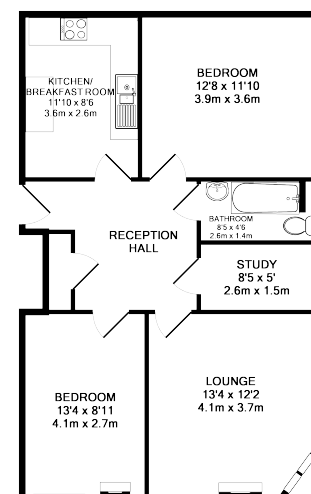
There are no property factors applicable.

Council Tax

As per the Scottish Assessors Website (www.saa.gov.uk) the property is shown to be in band D for council tax in the current year.

Energy Performance Rating

The property is rated C for energy efficiency and D for environmental impact.



2 SMITHFIELD STREET, EDINBURGH EH11 2PJ
TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

The floor plan is supplied to indicate approximate areas. Actual dimensions may vary slightly. Measurements are approximate and should not be used for legal purposes. Measurements are taken to the internal face of the walls.