



lindsays

10/10, Newton Street,
Gorgie, Edinburgh, EH11 1TF

"a well-presented one bedroom top floor flat, located in the popular residential area of Gorgie"

- Popular residential area
- East access to city centre
- Excellent local amenities
- Open plan sitting room / kitchen
- Double bedroom with large storage cupboard
- Shower room
- Separate WC
- Gas central heating
- Permit parking

EPC Rate D

FIXED PRICE £140,000



Description

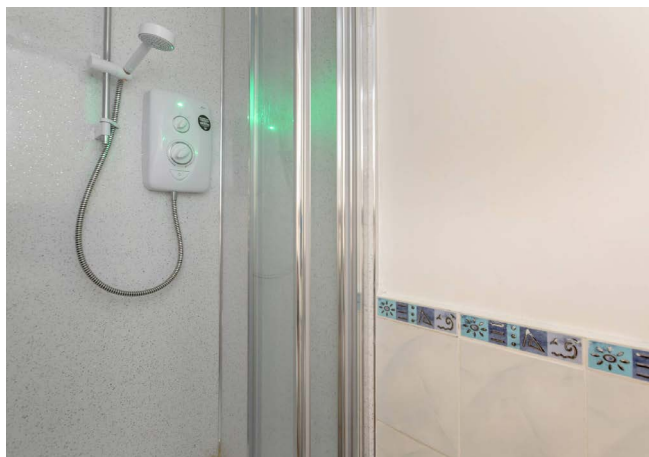
10/10 Newton Street is a well-presented 1 bedroom top floor flat, located in the popular residential area of Gorgie and within easy reach of the city centre. The property is well-proportioned and bright and benefits from a delightful open outlook. The accommodation comprises – hallway, sitting room / kitchen, double bedroom with a large storage cupboard, shower room, and separate WC.

Area

Gorgie is a popular and vibrant area of the city, located just over one mile west of the city's West End and Princes Street. Whilst the city centre is easily within walking distance, there are many and frequent bus services to and from the city centre and to many other parts of the city. Gorgie itself plays host to an excellent range of independent shops, a large branch of Sainsbury, an Aldi and a variety of cafes, restaurants and bars. There is a swim centre/gym in neighbouring Dalry and the Fountain Park complex boasts a number of popular eateries, a Casino, Cinema, a Bowling Alley and a Nuffield Health and Fitness Club. Haymarket Rail Station is within easy reach at the foot of Dalry Road, where there is also a tram stop providing a direct link with Edinburgh International Airport. In the opposite direction, the city by-pass, central motorway network and Queensferry Crossing are all readily accessible.

Viewing

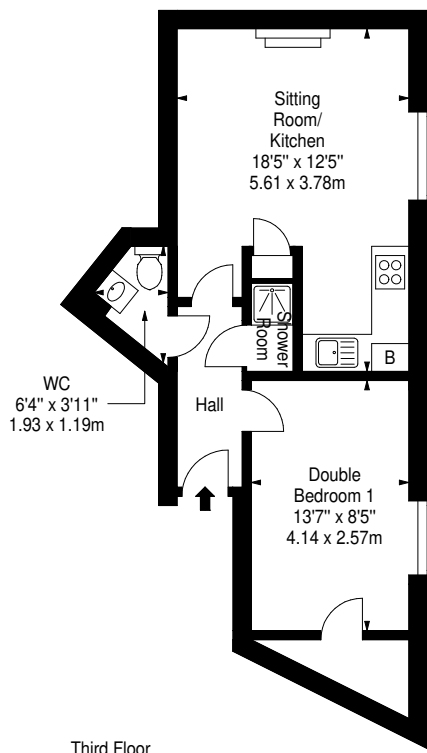
Sunday 2-4pm (no appointment necessary) or by appointment contact Lindsay's 0131 229 4040.



Newton Street, EH11 1TF



Approx. Gross Internal Area
422 Sq Ft - 39.20 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.