

MACWOOD



14/1 SMITHFIELD STREET,
EDINBURGH EH11 2PQ



WHAT YOU NEED TO KNOW



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Enjoying a desirable position in vibrant Gorgie and close to an array of amenities, this comfortable one-bedroom traditional apartment will suit a variety of buyers from investors to those looking for a first home.

From the ground floor entrance vestibule you move past a WC into a spacious and light-filled sitting room. Boasting an easterly orientation and tasteful decor that includes smart wooden flooring, ambient lighting, and a calm colour palette which is warm and inviting. It also features a built-in press. A carefully considered open-plan design then ushers you into the kitchen separated from the sitting room by a small counter. Showcasing white wall and floor units, distressed wood-effect worktops and integrated appliances including a hob, oven, and extractor hood, it is compact yet well planned. From here you move into the hallway which leads to a shower room and a bright east-facing double bedroom featuring a continuation of the sitting room decor. A useful store cupboard in the hallway completes the internal layout.

Externally the property benefits from on-street parking.



OUR EXPERT SAYS...

Charming one-bed traditional apartment in vibrant Gorgie, featuring a bright lounge, modern open-plan kitchen, and stylish interiors. Ideal for first-time buyers or investors.

**- Danielle Hunter,
Head of Estate
Agency**

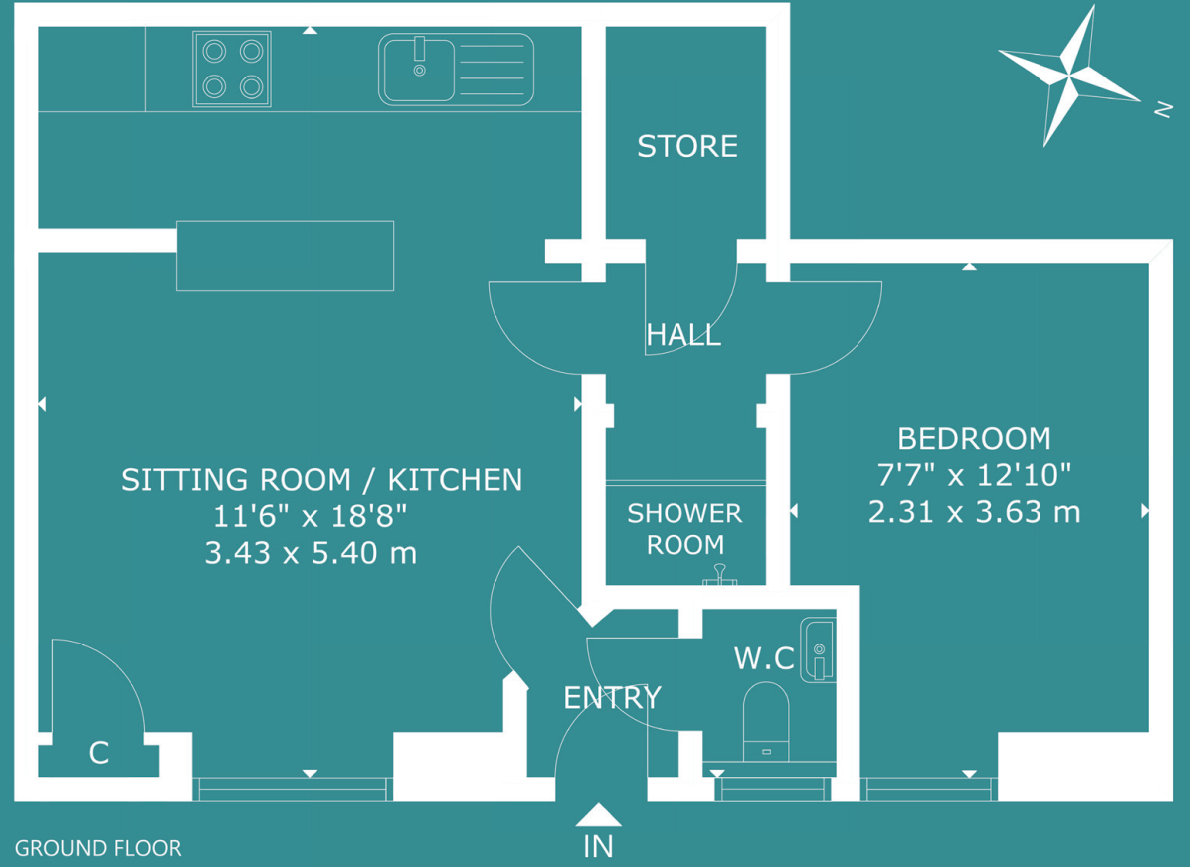


397FT²





FLOORPLAN



LOCATION



Lying south-west of Edinburgh city centre, Gorgie is a vibrant neighbourhood within easy reach of the West End, Financial District, and Haymarket. Close to The Water of Leith Walkway and Saughton Public Park, residents can enjoy pleasant walks and cycles. Fantastic leisure amenities are on offer at Carrick Knowe Golf Club, Kingsknowe Golf Club, Craiglockhart Leisure and Tennis Centre, and the Meggetland Sports Complex which houses football, rugby, hockey, and cricket pitches. The nearby O2 Academy, a popular concert and events venue also boasts ten-pin bowling and five-a-side football facilities, and it is an ideal location for Murrayfield Stadium. Bustling Gorgie and Dalry have an array of dining and retail choices and nearby Fountain Park boasts a multiplex cinema, casual eateries, and a state-of-the-art gym. For daily shopping needs, there is a large Sainsbury's, ASDA, and Aldi all in easy reach whilst the Gyle Shopping Centre and Hermiston Gait Retail Park house well-known supermarkets and high street stores. Edinburgh Napier University at Merchiston, Edinburgh College Sighthill Campus, and Heriot-Watt University are easily accessible. Regular bus and tram services connect Gorgie quickly to the city centre and beyond, and there is easy access to the A8 linking to the City Bypass.



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**TO REGISTER YOUR
INTEREST, CONTACT:**

34 South Gyle Crescent,
Edinburgh,
EH12 9EB



danielle@macwoodproperties.com



07561 291386

