



**Harper
Macleod LLP**
Estate Agents & Solicitors



458 Gorgie Road, Edinburgh, EH11 2RN

Offers over £365,000

A very well-proportioned ground floor, main door four-bedroom flat offering versatile period accommodation close to an excellent range of local amenities.

Generously Proportioned Main Door Ground Floor Flat, Attractive Period Building, Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Four Large Double Bedrooms, Bathroom, Study, Walk-In Storage Cupboard, Yard to Rear, Private Front Garden, Double/Secondary Glazing Throughout, Gas Central Heating.

Harper Macleod LLP, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
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Living Room

13'5" x 11'3" (4.09 x 3.45)

Kitchen

10'2" x 6'0" (3.12 x 1.85)

Dining Room

9'3" x 8'3" (2.84 x 2.54)

Bedroom 1

16'7" x 14'9" (5.08 x 4.52)

Bedroom 2

14'2" x 12'7" (4.34 x 3.86)

Bedroom 3

14'0" x 10'7" (4.29 x 3.25)

Bedroom 4

14'2" x 12'7" (4.34 x 3.86)

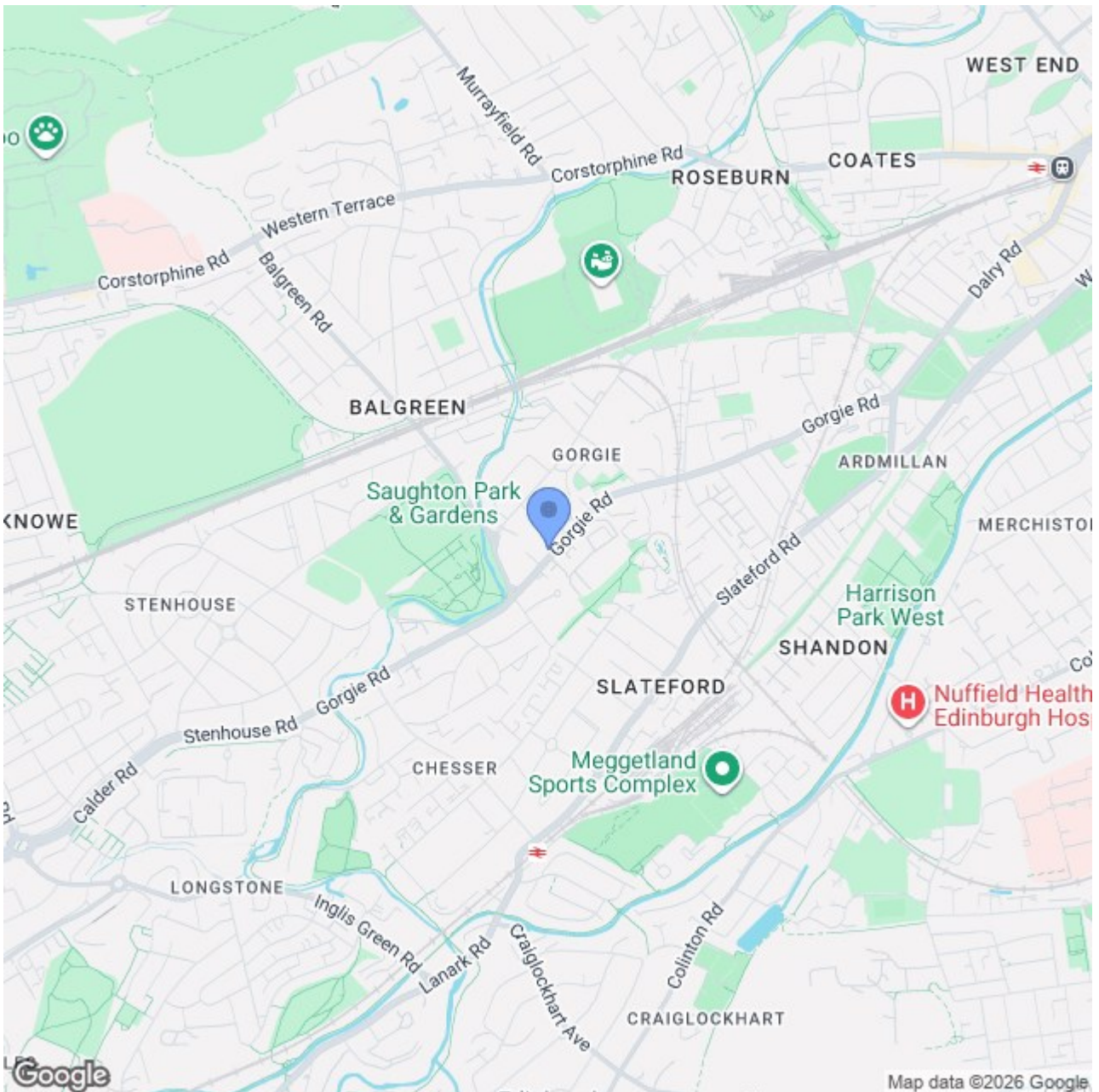
Study

6'9" x 6'9" (2.08 x 2.06)

Store

6'9" x 6'7" (2.06 x 2.03)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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