



221-223 Balgreen Road

Gorgie, Edinburgh, EH11 2RZ

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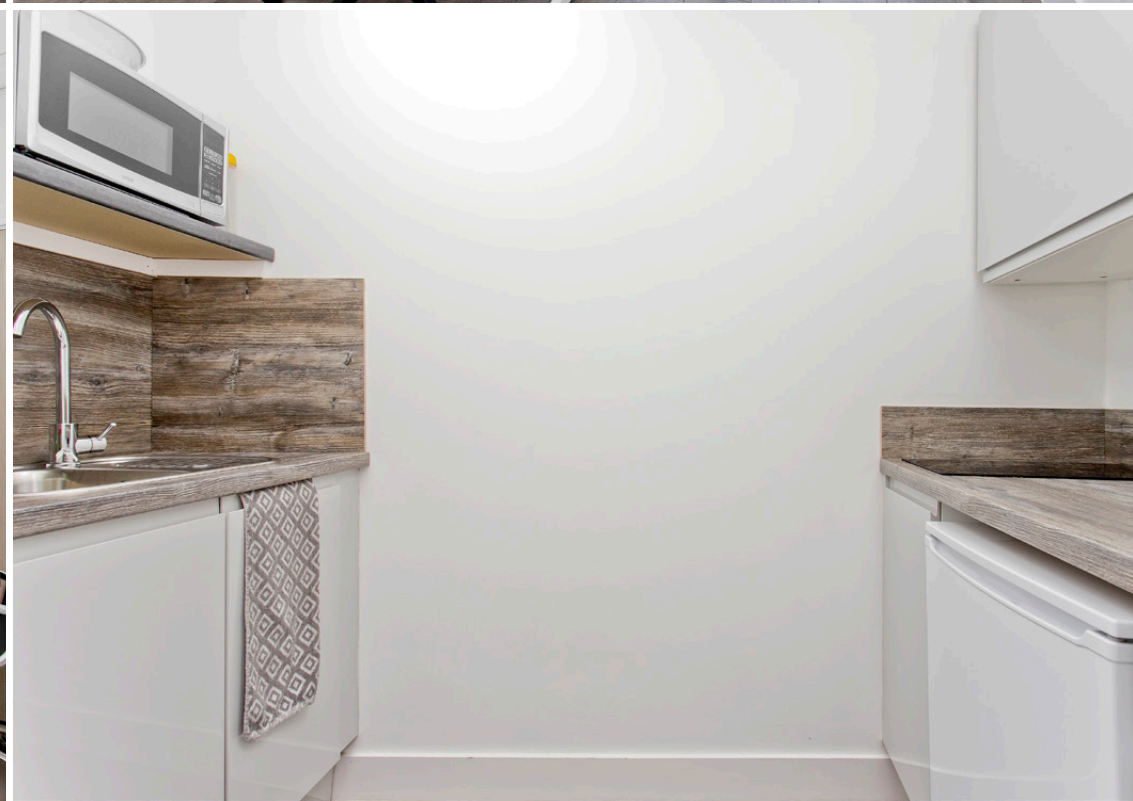
Summary

Conveniently situated by Saughton Park just off Gorgie Road, this rarely available commercial premise has an excellent location which sees fantastic footfall. The south-facing unit offers an abundance of possibilities, whether for use as a private office space or as a business. It provides a blank canvas for buyers, and has a generous footprint which is neatly zoned into offices and a conference room. Furthermore, it has a WC and a modern fitted kitchen. It is a superb opportunity with endless potential.

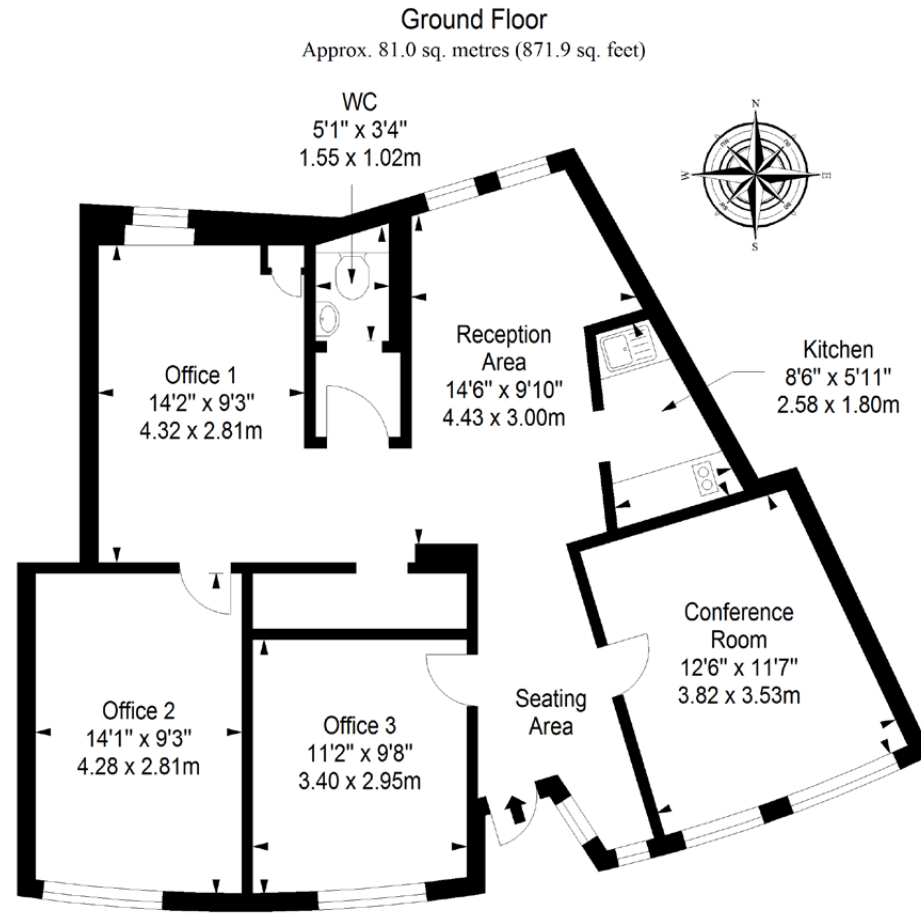
Extras: all fitted floor and window coverings, light fittings, and a fridge to be included in the sale.

Features

- Rarely available commercial unit
- Desirable location in Gorgie
- Crisp white décor throughout
- Easy-upkeep wood-style floors
- Bright entrance seating area
- Naturally-lit reception area
- Three large office rooms
- Spacious conference room
- Modern fitted kitchen
- Convenient WC cloakroom
- Generous storage area
- Gas central heating system
- Double-glazed windows



Floorplan



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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