



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**16/3 WARDLAW STREET**

Gorgie, Edinburgh, EH11 1TR



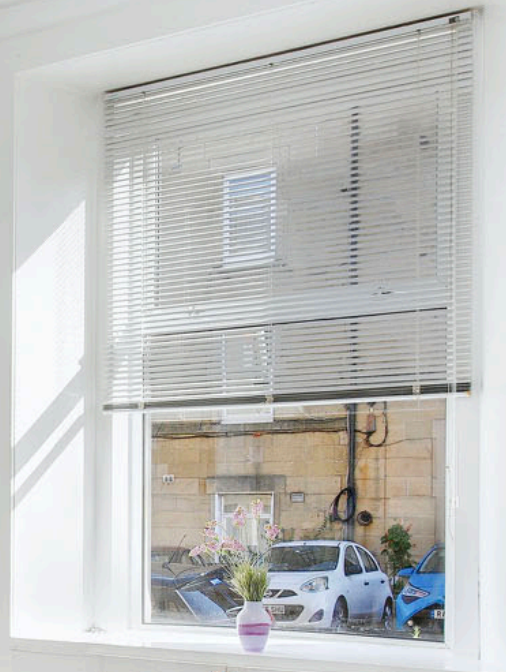
This ground-floor tenement flat and its well-connected location will appeal to first-time buyers, professionals, and investors. It is conveniently situated within walking distance of the airport tram line and Haymarket train station, and benefits from local bus services into central Edinburgh day and night. The home's bright neutral interiors feature a spacious double bedroom with storage, a modern shower room, a separate WC, and a living/dining room open to a stylish integrated kitchen. Additionally, there is access to private front garden, a shared rear garden and on-street permit parking.

Extras: All fitted floor and window coverings and light fittings are included.



## FEATURES

- Popular well-connected city location
- Ground-floor tenement flat with neutral décor
- Secure communal vestibule
- Entrance hall
- Ample storage throughout
- Bright living/dining room open to:
- Stylish integrated kitchen
- One spacious double bedroom with storage
- Modern shower room
- Convenient separate WC
- Private front garden
- Shared rear garden
- On-street parking (Controlled Zone S6)
- Gas central heating and double-glazing







"A BRIGHT ONE-BEDROOM  
GROUND-FLOOR TENEMENT  
FLAT WITH A PRIVATE FRONT  
GARDEN AND SHARED REAR  
GARDEN ACCESS"





EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 35.1 sq. metres (377.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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