

26/7 Wardlaw Place Edinburgh EH11 1UQ

Offers Over £135,000

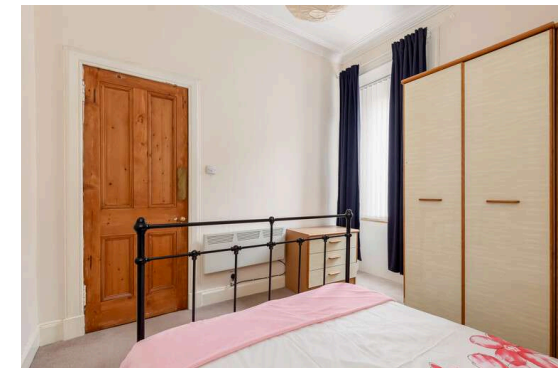
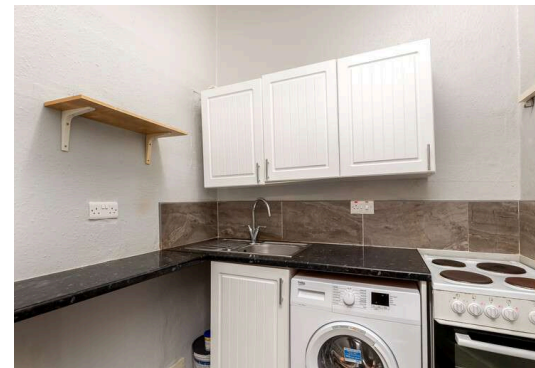
- Living/dining room with decorative fireplace
- Kitchen fitted with a range of units, electric cooker and white goods included in sale
- Large double bedroom with wardrobes included
- Bathroom with shower over
- W.C
- Electric heating and double glazing
- Communal garden
- On-street permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



First Floor Flat

Blair Cadell is thrilled to present this charming one-bedroom tenement flat, perfectly situated in the highly sought-after Gorgie area. This well-maintained property offers a fantastic opportunity for first-time buyers or buy-to-let investors, with an array of local shops, amenities, and convenient access to Haymarket train station and the city centre.

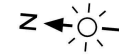
The accommodation features a welcoming entrance hallway leading into a spacious lounge and dining area—ideal for relaxing evenings at home. The kitchen is equipped with a variety of floor and wall-mounted units, an electric hob and oven, and included white goods. The double bedroom is complemented by a plain cornice and wardrobes included in sale, while the bathroom is fitted with an electric shower over the bath, and there is a separate W.C. The property benefits from electric heating, double glazing throughout, and access to communal gardens. Residents can also take advantage of permit parking.*No warranties for systems or appliances, sold as seen*

Gorgie is a vibrant location, just southwest of the city centre, easily reachable by an excellent bus service. Haymarket Station is also a short bus ride away. The area boasts a wide range of shopping options, including a Sainsbury's superstore, Aldi, and the newly opened Edinburgh West Retail Park. For leisure, residents can enjoy the nearby Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, and a selection of popular bars and restaurants.

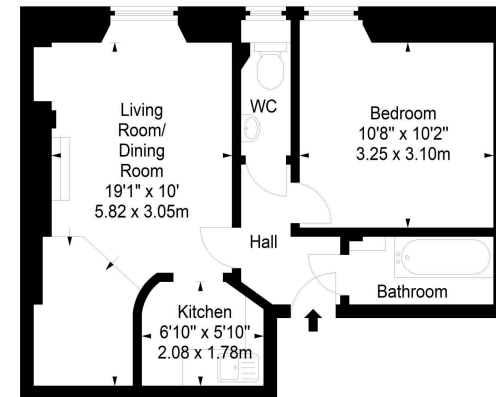
Viewing by appointment on 0131 337 1800



Wardlaw Place,
Edinburgh,
Midlothian, EH11 1UQ



Approx. Gross Internal Area
441 Sq Ft - 40.97 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor

Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

