



Solicitors & Estate Agents



Offers Over  
**£145,000**

## 2/12 Wheatfield Place

Gorgie | Edinburgh | EH11 2PD

A bright, top floor flat situated in the popular residential area of Gorgie to the west of the City Centre. Freshly decorated, close to excellent local amenities and within easy reach of the West End and Haymarket Railway Station by way of good public transport, the property will undoubtedly appeal to first-time buyers, professionals or buy to let investors.

 1 lounge/dining room

 1 bedroom

 1 shower room

 Communal garden

 Permit/meter parking

 EPC rating – D

 Council tax band – B



## Description

*The well proportioned accommodation briefly comprises entrance hallway with entryphone system and cupboard, bright lounge/dining room, brand new internal kitchen with grey units and co-ordinated worktops, utility cupboard housing the washing machine and boiler, double bedroom with built in mirrored wardrobes and shower room.*

*The property further benefits from gas central heating and double glazing.*

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal..*



## Extras

All fixtures and fittings will be included in the sale along with the electric hob and electric oven, undercounter fridge with freezer compartment and washing machine.

## Gardens and Parking

There is access to a communal garden and on street permit/meter parking.

## Viewing

By appointment through Neilsons (0131 625 2222).



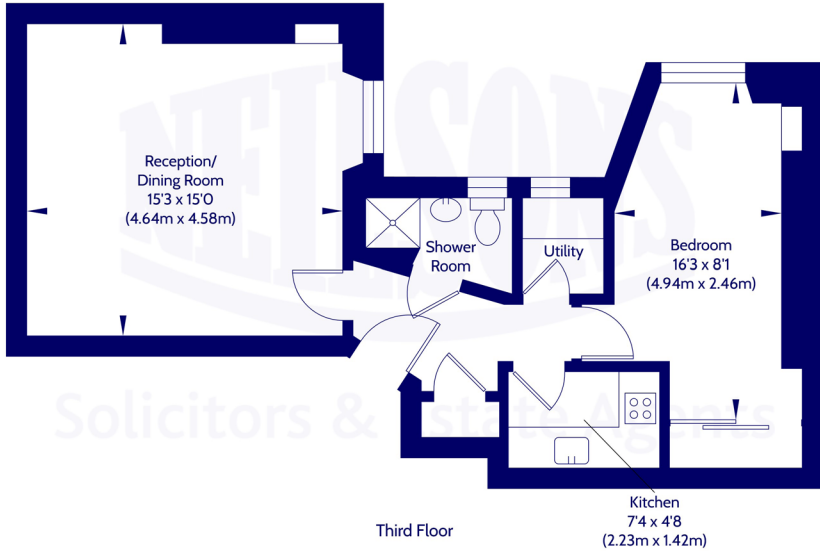


## Location

Wheatfield Place is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's City Centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants. Harrison Park and the Union Canal are also in close proximity.



Approx. Gross Internal Floor Area 48.02 Sq M / 517 Sq Ft.



Third Floor

Kitchen  
7'4 x 4'8  
(2.23m x 1.42m)

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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