



7/12 (2f4) Wheatfield Road, EDINBURGH, EH11 2PT



## Welcome

Welcome to Wheatfield Road, this spacious one bedroom second floor flat forms part of a traditional tenement building with secure entry, ideally located in the ever-popular Gorgie area of Edinburgh close to many local amenities. The property offers bright, well proportioned accommodation with a lovely view of the bowling green, representing an ideal home for first-time buyers, professionals, or investors seeking a strong rental location. Presented to the market in good order throughout, we would recommend an early viewing.

### Features

- Secure entry system
- Welcoming hallway
- Open plan living/dining and kitchen
- Double bedroom
- Large walk in cupboard, providing excellent additional storage.
- Shower room
- WC and wash hand basin
- Shared balcony and storage cupboard
- Electric storage heaters

### Gardens & Parking

- Communal garden to the rear of the building as well as a shared balcony and storage cupboard. Metered and permit parking is available.





## Gorgie

The property is in the popular district of Gorgie, situated approximately 1.5 miles from Edinburgh city centre. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh Airport. There is an abundance of excellent amenities on the doorstep, including a large Sainsbury's, Aldi, and M&S Simply Food, as well as specialist shops, cafes, restaurants, and bars. A wide range of leisure facilities are also within proximity, including The Gym, Pure Gym, and, most notably, the Fountain Park complex.

## Extras

All fitted floor coverings, light fittings and window dressings are included in the sale, along with the freestanding fridge, freezer and washing machine.



# Get in touch

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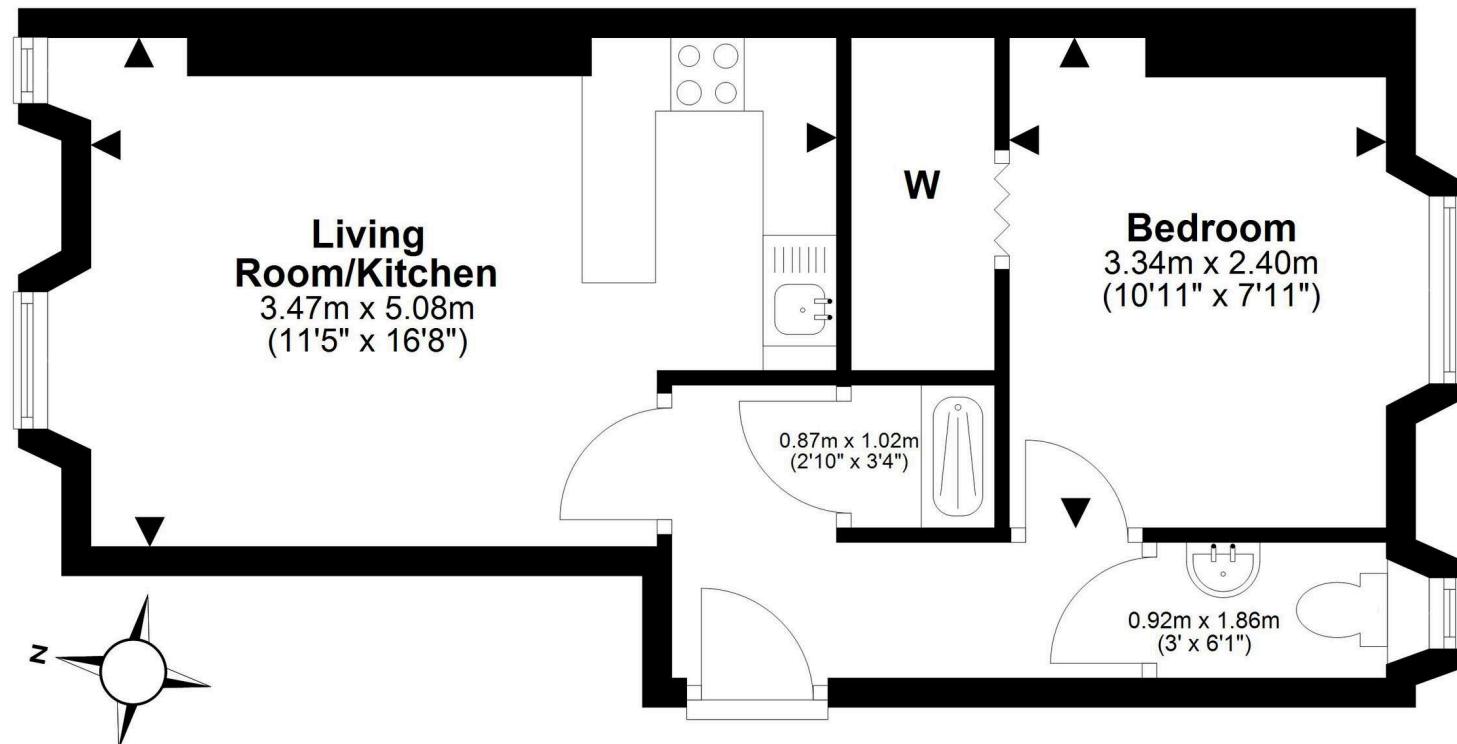
 0131 240 3818

Property Hub:  
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.