



13 (2f4) Wardlaw Place

Gorgie, Edinburgh, EH11 1UD



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1 bedroom ground floor flat in the popular Gorgie area, ideal for a first time buyer.

- Sitting room
- Kitchen
- Double bedroom
- Shower room & separate WC
- Ideal for a first time buyer
- Secure entryphone system
- Communal rear garden
- Presented in move in condition
- Excellent location close to amenities
- Gas central heating & double glazing



Offers Over: £150,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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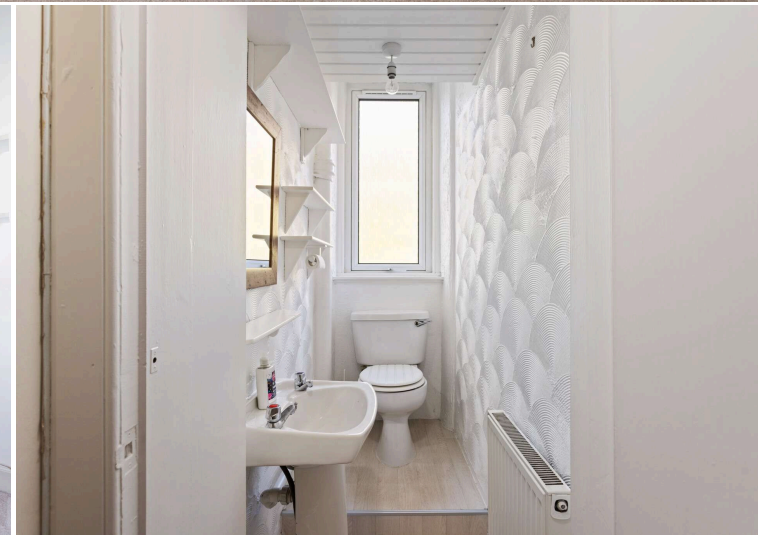
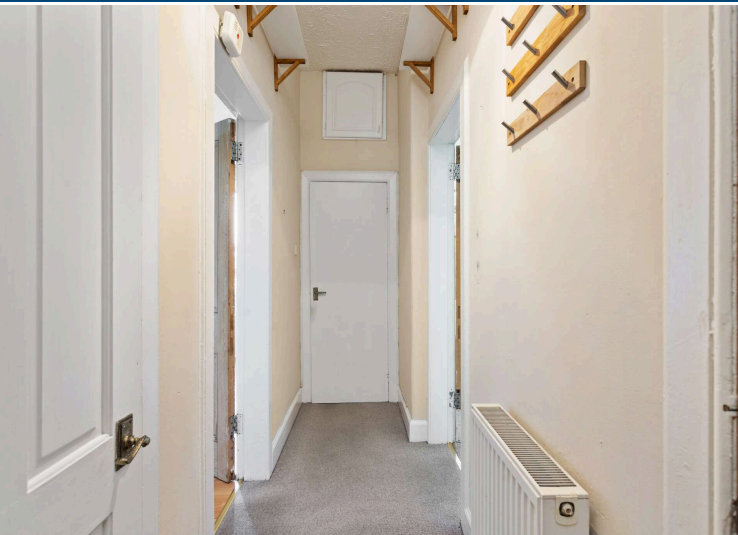
About the Property

Situated in the popular Gorgie area, this 1 bedroomed second floor flat offers the ideal home for a first time buyer. The property offers bright & well proportioned accommodation which is presented in move in condition.

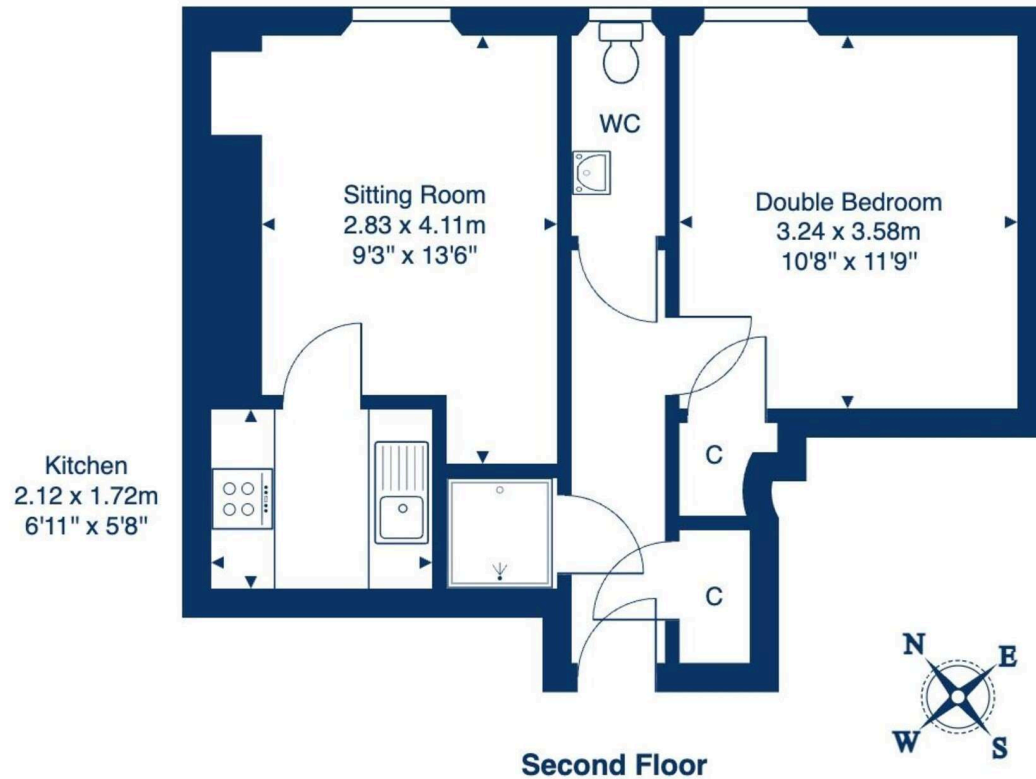
Further benefits include gas central heating, double glazing & a secure entryphone system.

Extras

To include all fitted flooring and carpets, light fixtures, oven, hob, washing machine and fridge/freezer in the sale.



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Total Area: 38.0 m² ... 409 ft²

All measurements are approximate and for display purposes only.

Location

Gorgie is within easy reach of the city centre and easily accessible by public transport on Gorgie Road. Haymarket Railway Station is close by and there are excellent bus services giving easy access to the city centre and Edinburgh Airport. There is quick access to the city bypass and the central Scotland motorway network. The immediate area is well served by an excellent selection of local shops as well as Sainsburys and Aldi supermarkets within walking distance and an Asda at Chesser which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockart Sports and tennis centre or at Fountainpark Multicomplex where there is a Nuffield Health Gym.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.