



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6/4 Wardlaw Street
Gorgie, Edinburgh, EH11 1TS

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This one-bedroom ground-floor flat forms part of a traditional tenement building in Gorgie, quietly situated to the rear of the tenement overlooking the communal gardens with a leafy outlook. The property boasts stylish interiors, including a modern kitchen and bathroom with shower over the bath, double glazing, gas central heating and neutral décor throughout, representing a desirable city home, ideal for any first time buyer, professional, couple or property investor.

Excellent amenities lie within easy reach of the property, such as shops (including supermarkets), transport links connecting across the city, sport and fitness facilities, and green space, including a number of parks.

Extras: All fitted carpets and fitted floor coverings, light fixtures and fittings and appliances will be included in the sale.



Property Summary

- Traditional ground-floor flat in Gorgie
- Stylish interiors with neutral palette throughout
- Secure shared entrance and stairwell
- Open Plan Lounge/ Dining Area to the Fitted Kitchen
- Built-in Utility Cupboard off Kitchen
- Well-proportioned double bedroom
- Modern bathroom with shower over the bath
- Access to a shared garden
- Controlled on-street parking (Zone S6)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £150,000





Spacious open-plan lounge/ diner/ kitchen, and a well-proportioned double bedroom with stylish bathroom



Let us help you find your next
dream property!



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 **CHARTERED FIRM**

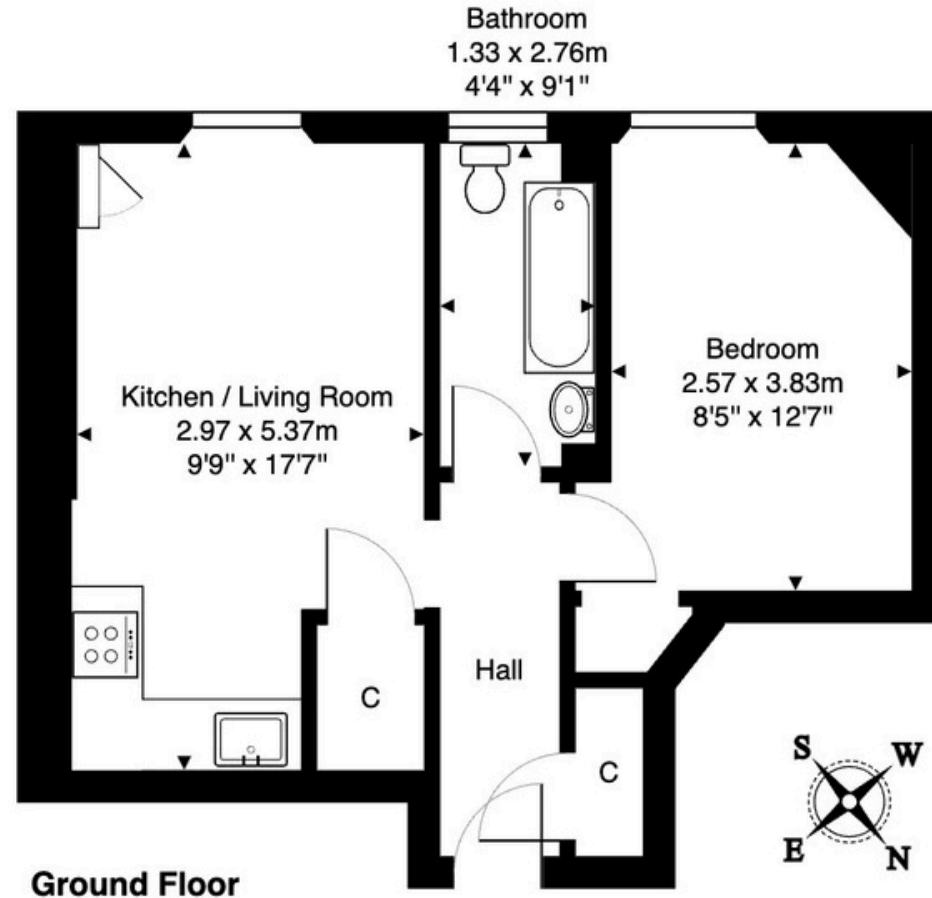
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

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Total Area: 37.5 m² ... 404 ft²

All measurements are approximate and for display purposes only.