



1, 1F1 Wheatfield Road

Edinburgh

EH11 2PS



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Property Features

59 m2

Central Location

Well Presented

Spacious Accommodation

Communal Gardens

On Street Parking

This beautifully presented flat offers spacious and bright accommodation within a traditional tenement block. The property is situated within easy reach of excellent amenities and is within easy reach of the city centre.

The accommodation comprises; welcoming hallway with useful storage cupboard, west facing living room with storage recess, kitchen with gable window and a range of base and wall mounted units, 2 double bedrooms, shower room and separate WC.

To the rear is a communal garden.

The property also benefits from gas central heating and double glazing.

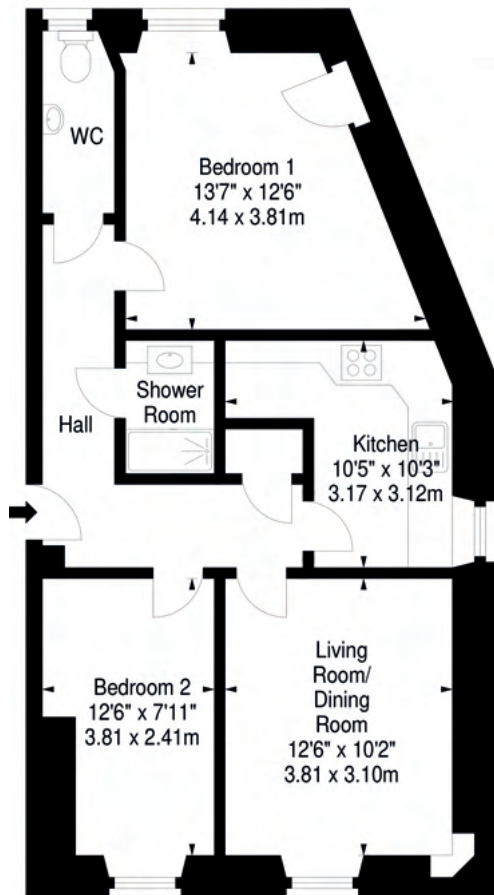




Wheatfield Road,
Edinburgh,
Midlothian, EH11 2PS



Approx. Gross Internal Area
635 Sq Ft - 58.99 Sq M
For identification only. Not to scale.
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First Floor

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 and tram 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 a Sainsbury's supermarket 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 Craiglockhart Sports Centre or at Fountainpark Multicomplex.

Extras

All fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order)



Find out more

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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 their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

