



**7/7 Wardlaw Place, Edinburgh EH11 1UA**  
**Offers Over £145,000**



**MONARCH**  
LEGAL

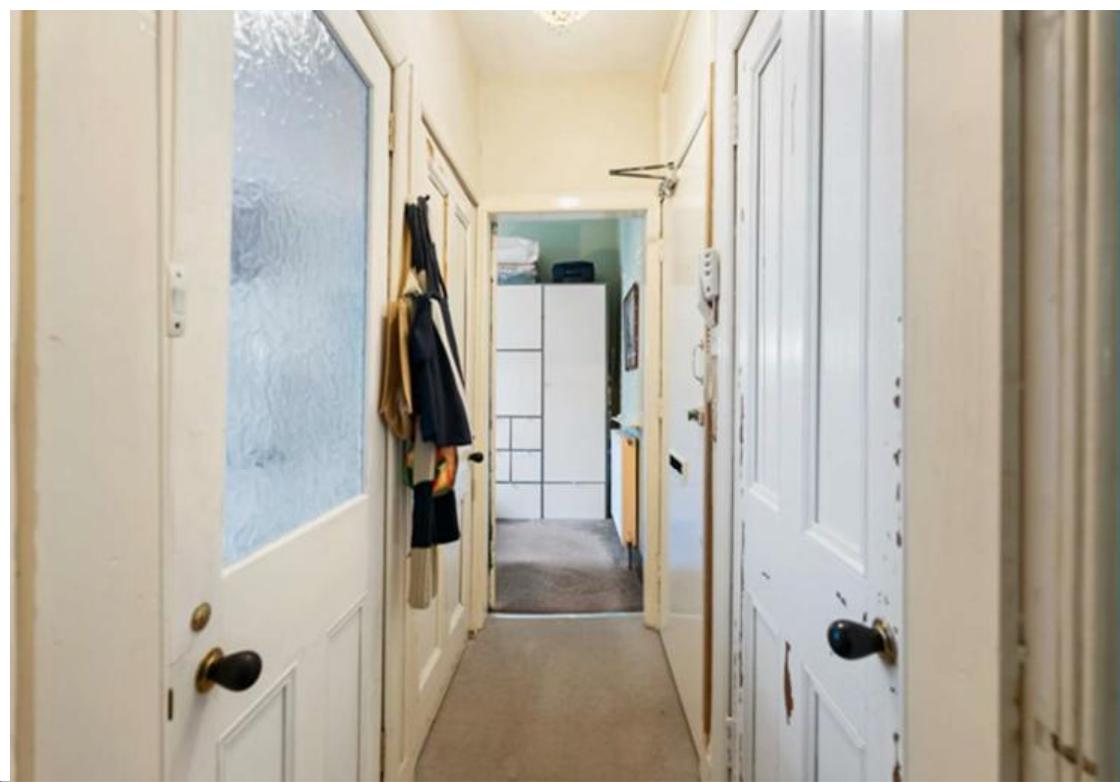
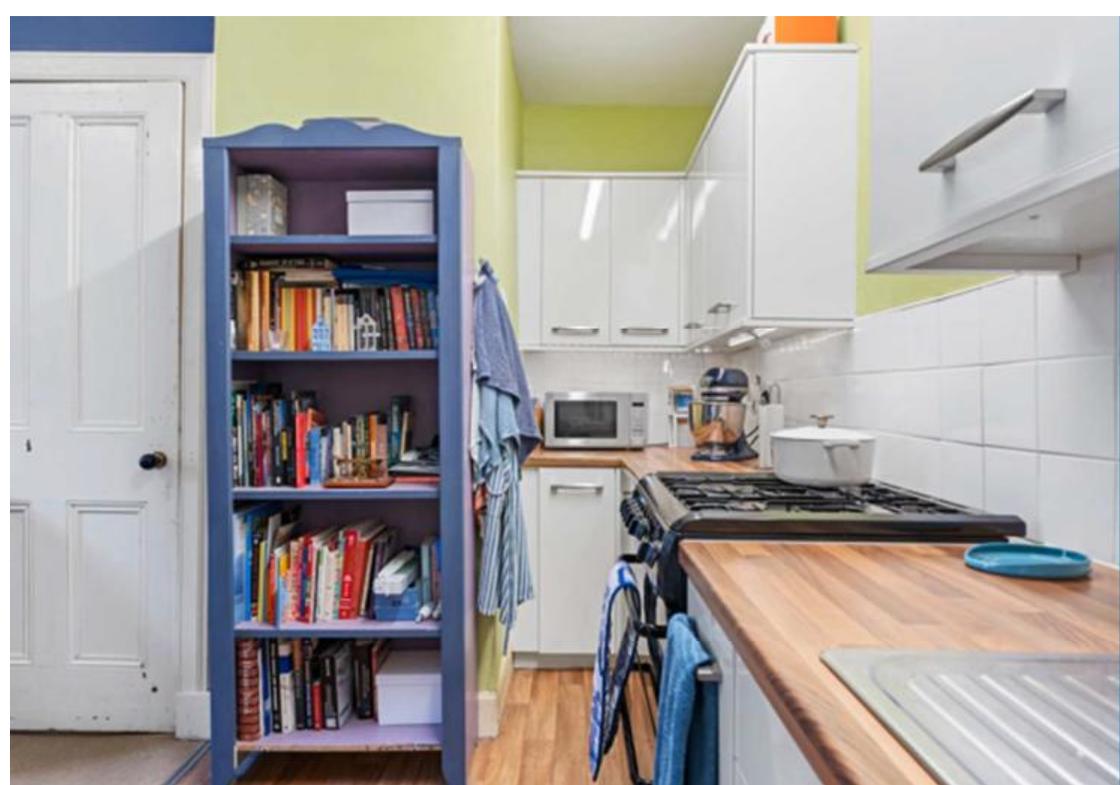


Located in the popular Gorgie area of Edinburgh, this well-presented one-bedroom first floor flat offers bright and comfortable living in a convenient and high-amenity location.

The accommodation comprises an entrance hall, open-plan sitting, dining and kitchen area, double bedroom, and a bathroom with bath and WC.

Large windows allow plenty of natural light to fill both the living area and the bedroom, creating a bright and airy feel throughout.

The property further benefits from gas central heating and double glazing, helping to ensure warmth and energy efficiency.



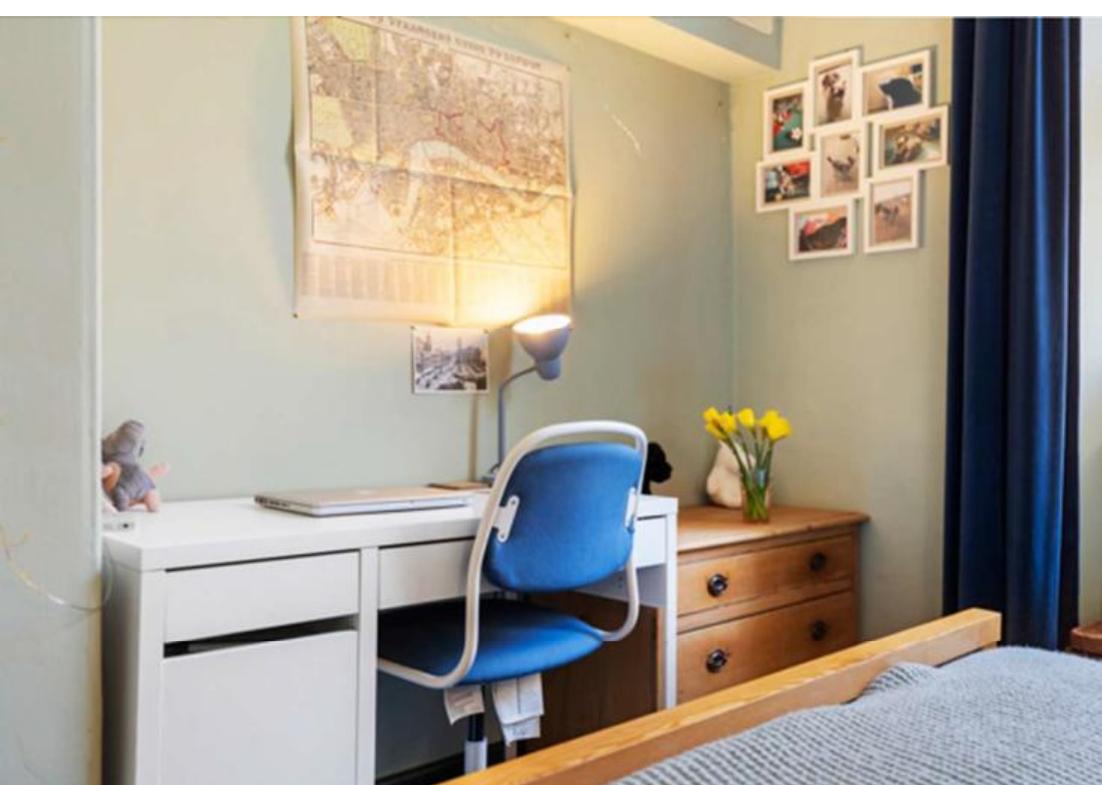


The property forms part of a traditional tenement building with a secure entry system and access to a communal rear drying area and garden.

Situated within the ever-popular Gorgie district, the property lies just to the west of the city centre. A wide selection of shops, supermarkets, cafes, bars, restaurants and regular bus services are available close by, providing convenient access into the city centre on foot or by public transport.

The nearby Fountain Park leisure complex offers a multi-screen cinema, gym and entertainment facilities.

Excellent transport links are also available via tram stops at Balgreen Tram Stop and Murrayfield Tram Stop, while Haymarket Railway Station is within easy reach, providing rail and tram connections across the city and beyond.





Gorgie is a popular residential district located to the west of the city centre of Edinburgh. The area is known for its traditional tenement buildings, strong local community and excellent range of everyday amenities. Gorgie offers a wide selection of shops, supermarkets, cafes, bars and restaurants along Gorgie Road and the surrounding streets, making it a convenient place to live. The area also benefits from excellent public transport links, with frequent bus services connecting residents to the city centre and beyond. Nearby attractions include the leisure and entertainment complex at Fountain Park, while green spaces and walking routes are also easily accessible. With its convenient location, good amenities and easy access to central Edinburgh, Gorgie remains a popular choice for first-time buyers, professionals and investors.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

77 Wardlaw Place  
Edinburgh EH11 1UA  
Approx. Gross Internal Area:  
398.285 Sq Ft (37 Sq M)

For identification purposes only. Not to scale.

