










Offers Over
£140,000

12 2F4 Wardlaw Place

Gorgie | Edinburgh | EH11 1UE

An appealing second floor flat, forming part of an attractive period terrace and enjoying a superb high amenity location close the city, in Edinburgh's vibrant Gorgie area.

-  1 bedroom and a box room
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – D
-  Council tax band- B



Description

A well-loved home and successful rental investment for many years, the property would now benefit from a degree of modernisation in places and offers a superb opportunity to create in individually styled home in a popular locale.

The accommodation briefly comprises: good sized reception/dining room which enjoys a bright southwest facing aspect over the communal garden and surrounding area, open plan to a fitted kitchen complete with white base and wall mounted units, contrasting wipe-clean worktops and modern splash tiling, a versatile box room/ storage space which has previously been used as a home office, double bedroom with twin wardrobes and garden views, separate WC with sink, and main bathroom with splash tiling, bath and pedestal style basin.



Extras

All white goods, kitchen appliances, fixtures, blinds and light fittings will be included. Items of furniture may be available via separate discussion.

Gardens and Parking

There is a substantial southwest facing garden to the rear of the building which includes beautiful mature trees, drying facilities and a paved seating area. On-street permit parking is available to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

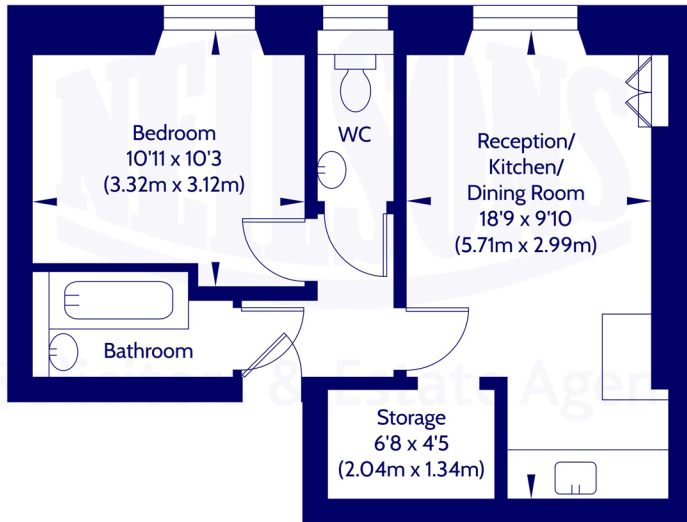
The property is located in the popular residential area of Gorgie, which is situated approximately a mile and a half from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley and an excellent range of restaurants, bars and pubs.





Approx. Gross Internal Floor Area 37 Sq M / 399 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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