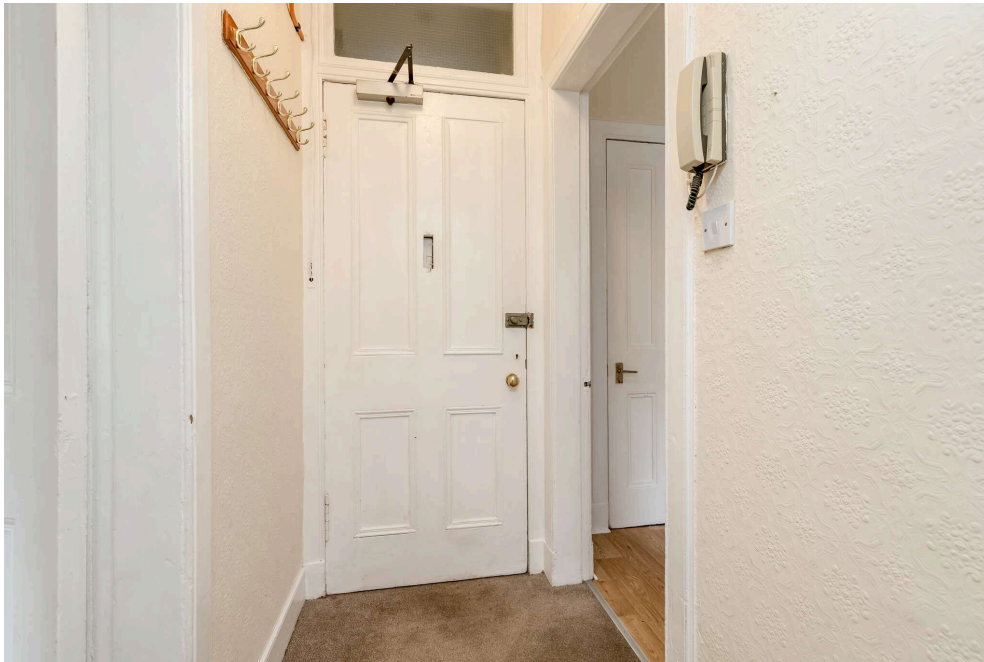




- First floor flat in traditional tenement
- Would suit first time buyers & Investors
- High amenity area
- Entryphone
- Open plan sitting/dining/kitchen
- Double bedroom
- Bathroom with shower over bath
- Double glazing
- Communal rear drying area

Fixed Price : £140,000

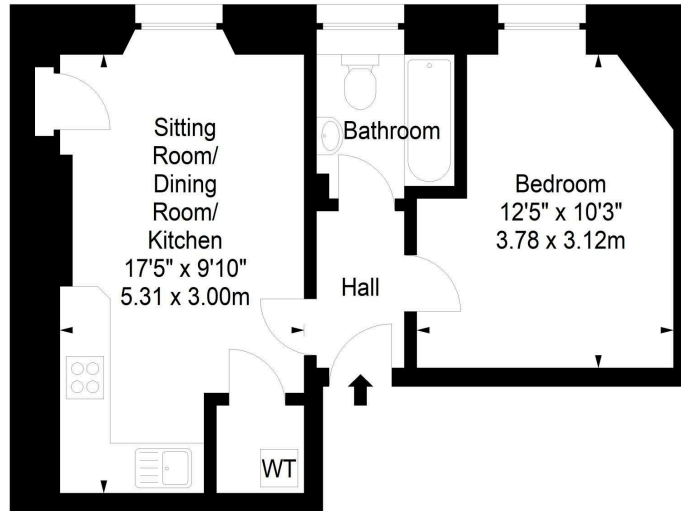
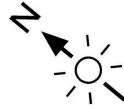




10 Wardlaw Street,
Edinburgh,
Midlothian, EH11 1TS



Approx. Gross Internal Area
365 Sq Ft - 33.91 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

+ Extras
No warranty is given regarding the services, systems or any appliances

Buses
Gorgie Road - 1, 2, 3, 25, 33, N1, N25

Shops
Gorgie Road, Aldi & Sainsburys on Westfield Road

Schools
Dalry PS, St Cuthbert's RC PS, Tynecastle HS, St Augustine's RC HS

Parking
Council resident's permit

Council Tax Band - B

EPC - E

Factor
None

Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.