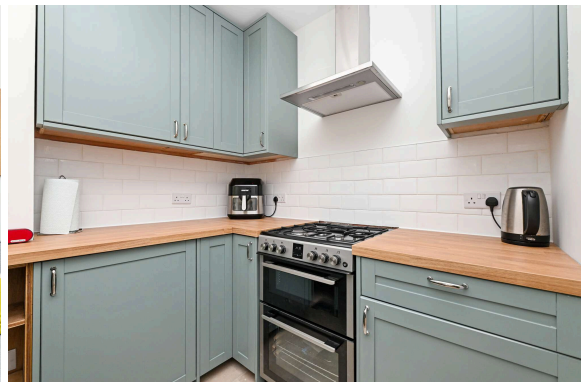
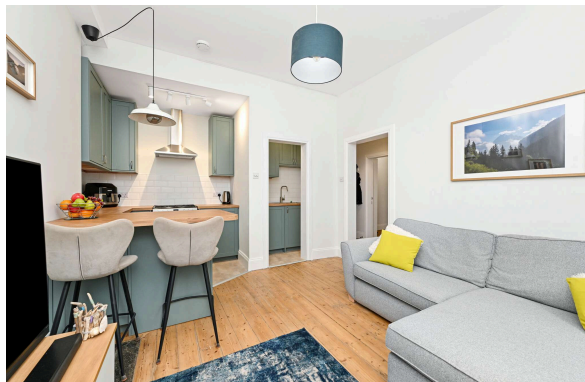




4/7 Wheatfield Road
GORGIE | EDINBURGH | EH11 2PS

 warners
solicitors & estate agents





4/7 Wheatfield Road

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An excellent opportunity has arisen to acquire this recently refurbished one-bedroom flat, ideally situated on Wheatfield Road in the popular residential area of Gorgie. This superb flat is ideally suited to first-time buyers, professionals or investors seeking a turnkey property in a highly sought-after location.

Presented in move-in condition throughout, the property has been tastefully upgraded and offers bright, well-proportioned accommodation. The welcoming living room provides an ideal space for relaxing and entertaining, while the newly fitted contemporary kitchen features a range of modern wall and base units, ample worktop space and integrated appliances as well as a utility area. There is a generous double bedroom with the property benefitting further from a box room which can be utilised as a dressing room or office space, and the accommodation is completed by a stylish bathroom fitted with a modern suite.

- Stylish first floor flat
- Newly installed contemporary kitchen
- Move in condition
- Close to local amenities
- Excellent transport links
- Double glazing

Council tax band B, energy rating D

There is no factor fee associated with this property.

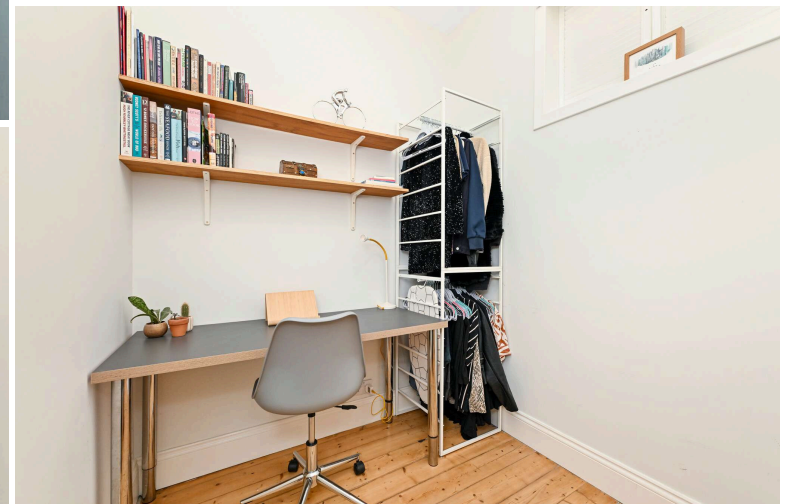
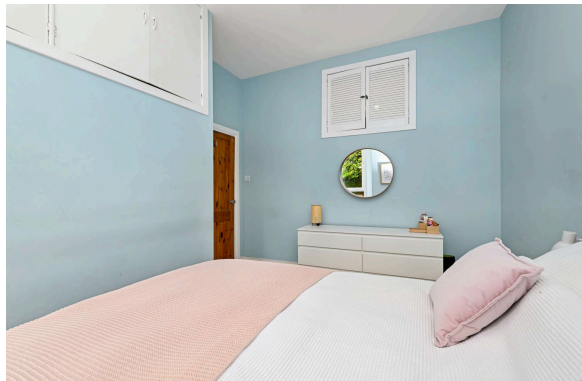
All fixtures, fitting and integrated kitchen appliances are included in the sale of this property.

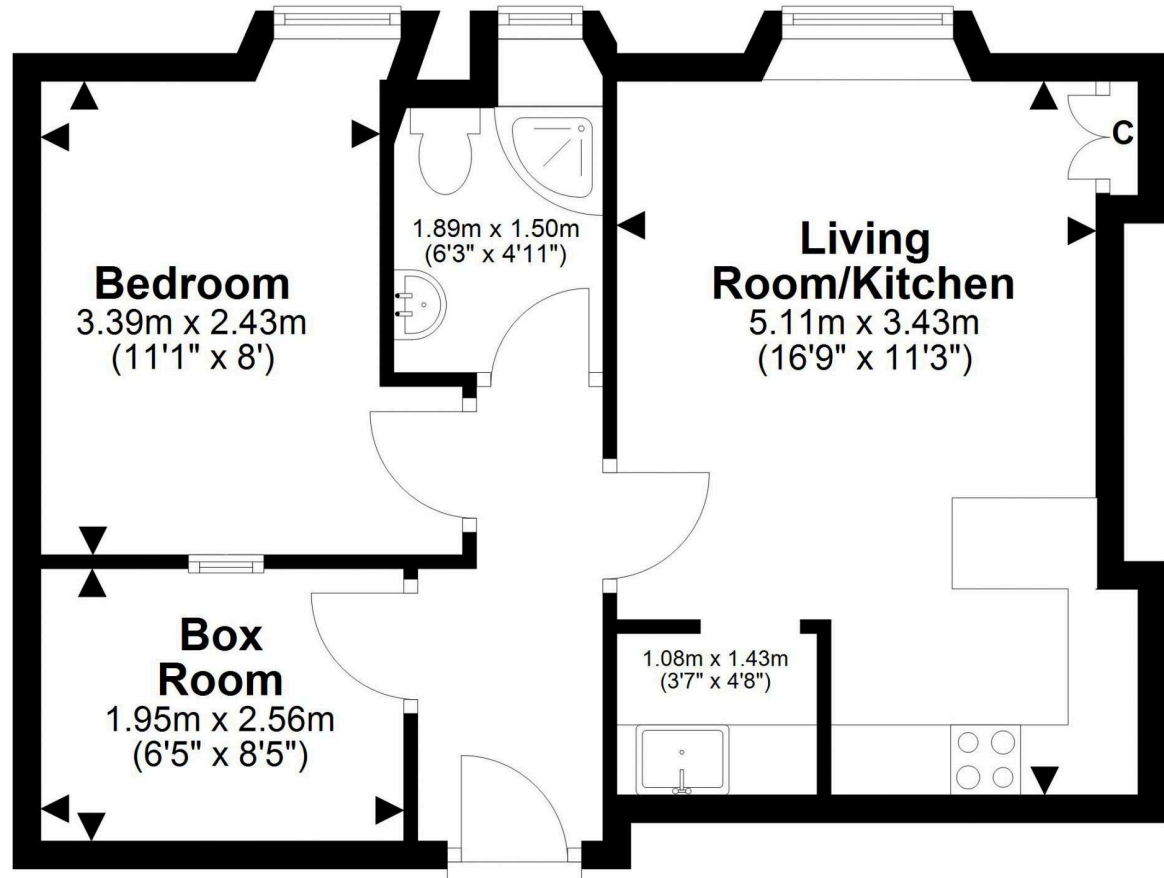
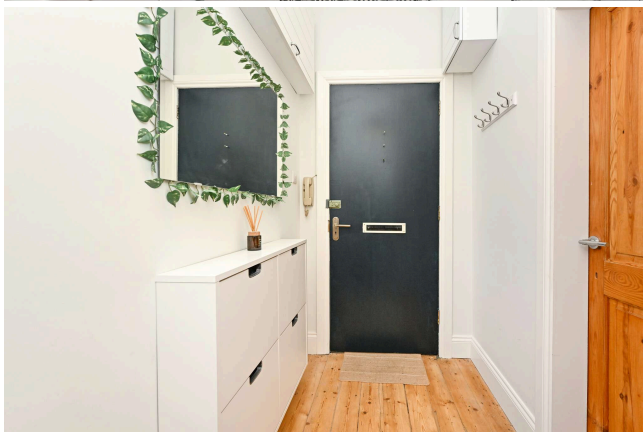
Other items of furniture may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.

For details of the internal floor area, please refer to the Home Report.

