



Solicitors & Estate Agents










Offers Over
£175,000

5/15 Wheatfield Road

Gorgie | Edinburgh | EH11 2PT

Neilsons are delighted to present to the market this impressive, truly stunning third/top floor flat, pleasantly situated within the ever-popular district of Gorgie, close to a host of excellent local amenities and transport links. The property would undoubtedly appeal to first-time buyers, young professionals and buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation has been upgraded to an excellent standard and is presented in true move-in condition. In brief, it comprises a secure entry system, a welcoming hallway with a large storage cupboard, and a bright, airy reception room featuring an Edinburgh press and pulley. There is an open-plan, modern fitted kitchen with an island, a spacious double bedroom, and a versatile box room ideal for a home office. A contemporary shower room with a rainfall shower completes the interior. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, fridge/freezer and washing machine. The stools in the kitchen and wardrobes will also be included in the sale.

Gardens & Parking

There is a communal garden to the rear of the building and for the car user there is metered/ permit parking available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

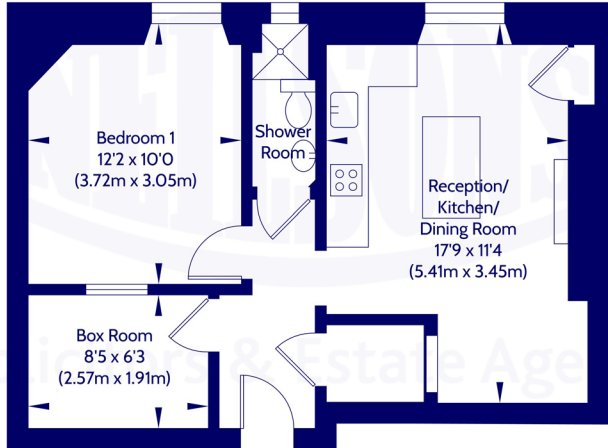
The property is in the popular district of Gorgie, situated approximately 1.5 miles from Edinburgh city centre. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh Airport. There is an abundance of excellent amenities on the doorstep, including a large Sainsbury's, Aldi, and M&S Simply Food, as well as specialist shops, cafes, restaurants, and bars. A wide range of leisure facilities are also within close proximity, including The Gym, Pure Gym, and, most notably, the Fountain Park complex.





Approx. Gross Internal Floor Area 43 Sq M / 460 Sq Ft.

3rd 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.



Solicitors & Estate Agents

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For helpful, friendly, personal advice, get in touch.

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