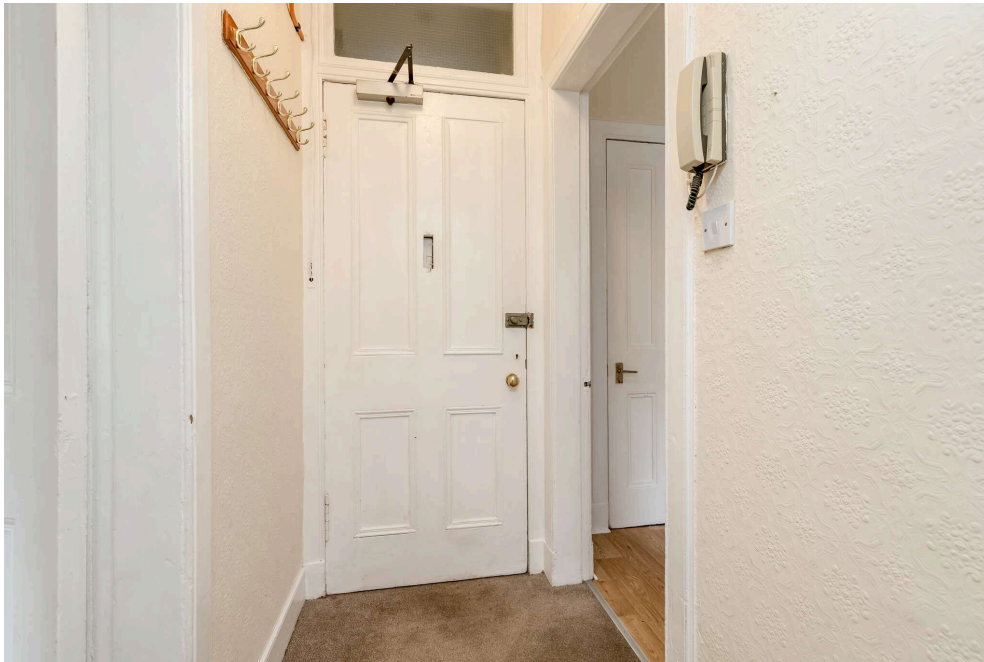




- First floor flat in traditional tenement
- Would suit first time buyers & Investors
- High amenity area
- Entryphone
- Open plan sitting/dining/kitchen
- Double bedroom
- Bathroom with shower over bath
- Double glazing
- Communal rear drying area

Offers Over : £135,000

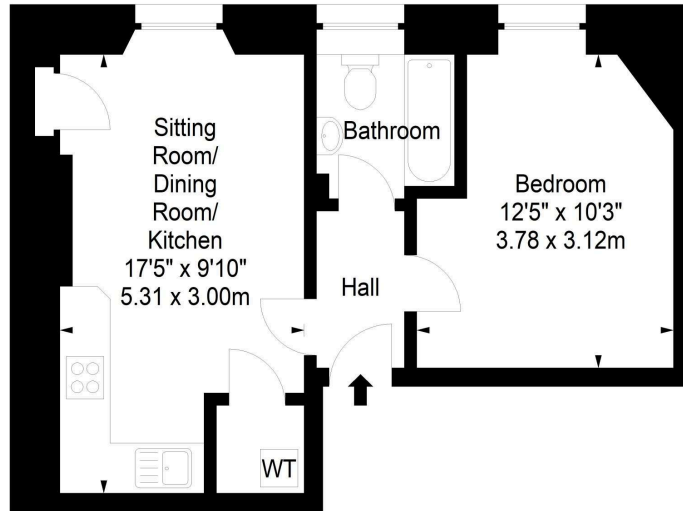
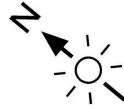




10 Wardlaw Street,  
Edinburgh,  
Midlothian, EH11 1TS



Approx. Gross Internal Area  
365 Sq Ft - 33.91 Sq M  
For identification only. Not to scale.  
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First Floor



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://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.