

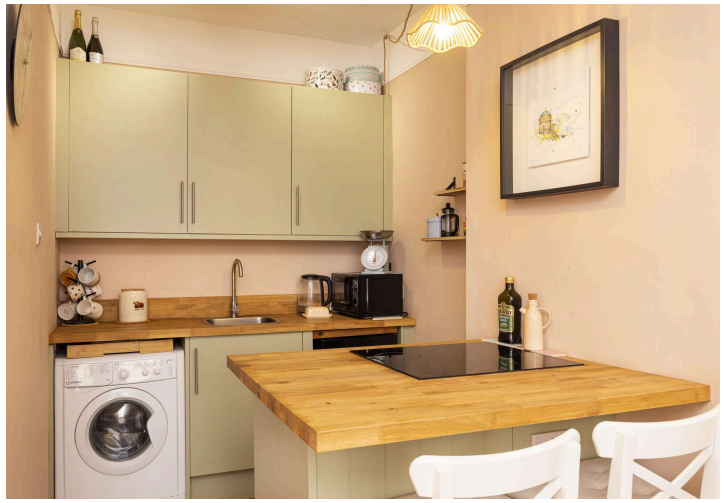
16/3 Wardlaw Place

Gorgie, Edinburgh, EH11 1UE

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Beautifully presented one-bed ground floor flat in popular Gorgie

- Spacious sitting/dining room
- Modern kitchen
- Double bedroom
- Bathroom with white suite
- Excellent storage throughout
- Convenient location
- Well maintained communal garden
- On-street permit parking
- Double glazing
- Gas central heating

Fixed Price:
£160,000

B C Freehold

Further information can be found in the home report.

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About the Property

Beautifully presented one-bedroom ground floor flat, offering bright, well-proportioned accommodation in a popular residential area of Gorgie.

The property is presented in excellent decorative order and combines comfortable living space with a practical layout, making it an appealing choice for first-time buyers, professionals and buy-to-let investors.

The welcoming accommodation comprises a bright open-plan sitting/dining room and kitchen, with the modern kitchen featuring contemporary cabinetry, solid wood worktops and a useful breakfast bar with space for dining.

The generously proportioned double bedroom is attractively presented with excellent natural light, while the stylish bathroom is fitted with a white suite and shower over the bath. A useful WC, accessed from the hallway, adds further convenience.

Extras

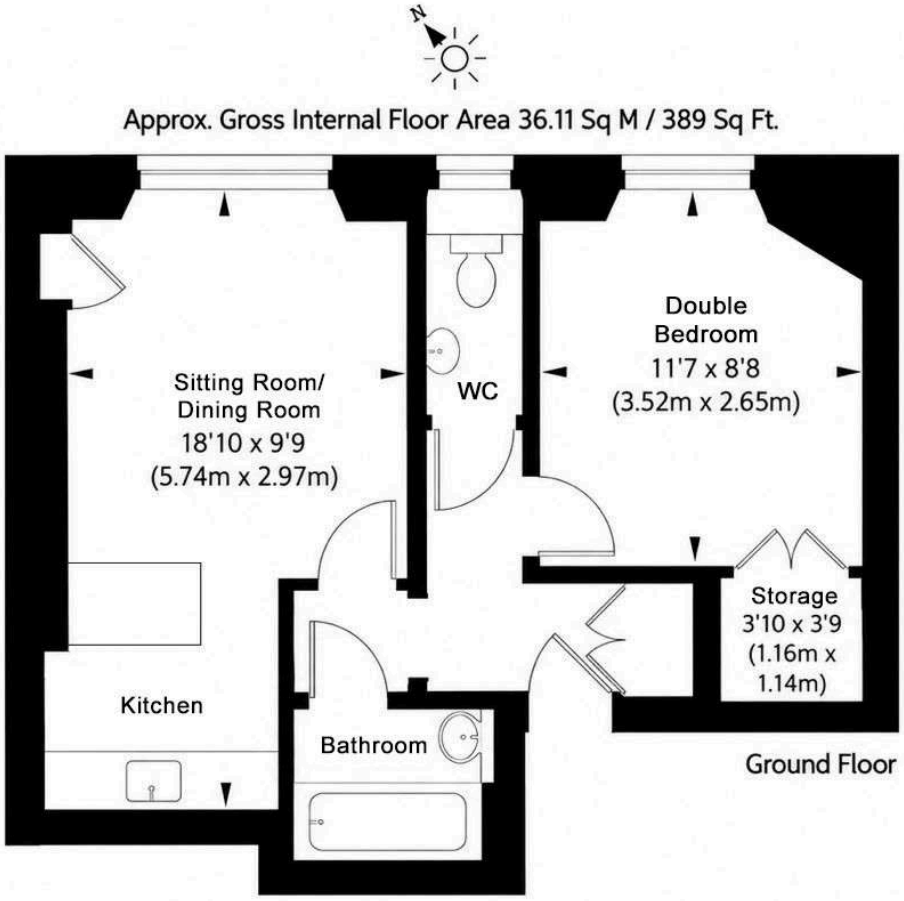
To include all fitted flooring and carpets, light fixtures, oven, hob, washing machine and fridge/freezer.







Floor Plan



All measurements are approximate. Not to scale. For identification only.

Location

Gorgie is within easy reach of the city centre and easily accessible by public transport on Gorgie Road. Haymarket Railway Station is close by and there are excellent bus services giving easy access to the city centre & Edinburgh Airport. The immediate area is well served by an excellent selection of local shops as well as Sainsburys and Aldi supermarkets within walking distance and an Asda at Chesser which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockart Sports and tennis centre or at Fountainpark Multicomplex where there is a Nuffield Health Gym.



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