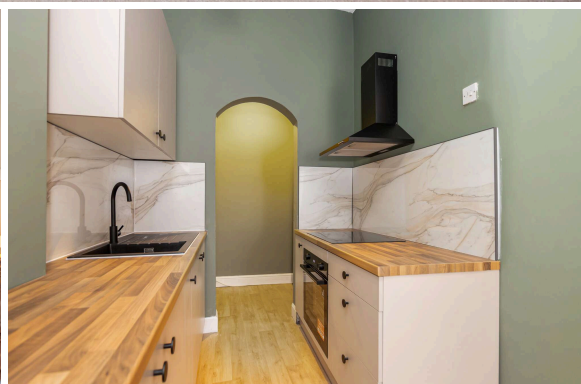




1/4 Wheatfield Street
GORGIE | EDINBURGH | EH11 2NZ

warners
solicitors & estate agents



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Excellent first time purchase property boasting a walk-in condition interior enhanced by stylish fittings, located in a popular high amenity area with great transport links into the City Centre.

Viewing is highly recommended to appreciate all the features of this lovely traditional first floor property. The comfortable, attractively decorated living room is part open to a beautifully fitted kitchen featuring a range of pale tone units, wood effect work surfaces and marbled splashbacks, with a handy utility area off. Additional accommodation includes a double sized bedroom, quietly situated to the rear of the building, and a modern shower-room nicely fitted out with a wetwalled cubicle with mixer shower and wash-basin set in vanity unit. Lying off the hallway is a large boxroom, ideal for working from home. Two cupboards in the hall provide excellent storage space.

- Living room/kitchen/utility
- Double bedroom
- Modern shower-room
- Large boxroom/home office
- Hallway/storage space
- Gas central heating
- Double glazing
- Neutral tone floor coverings
- Security entryphone system
- Shared rear garden

Council tax B. Energy Rating C

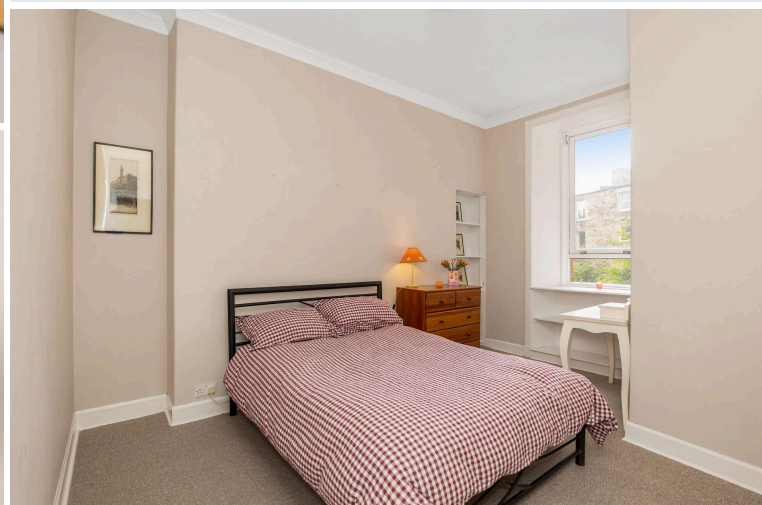
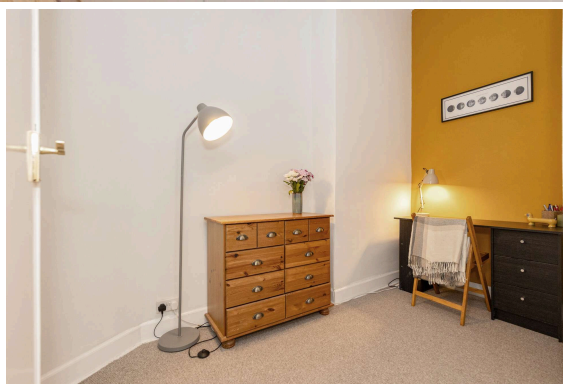
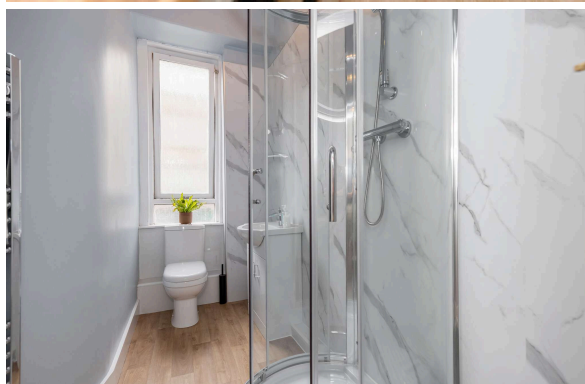
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

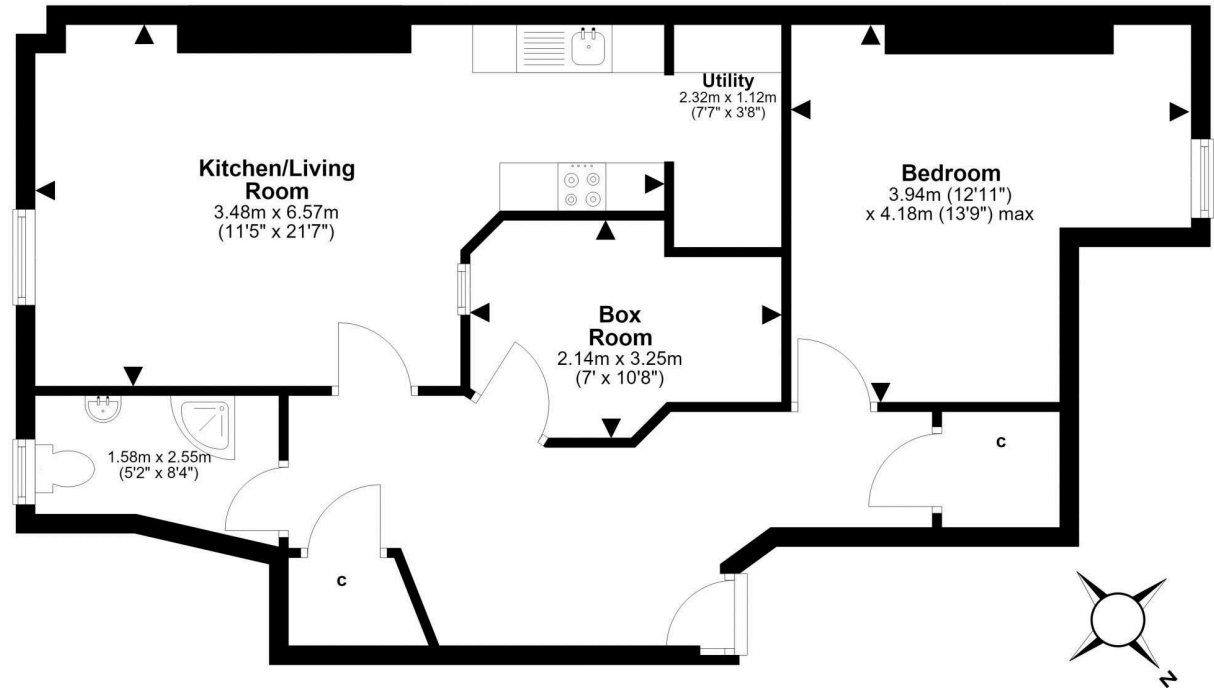


All fixtures, fittings, integrated kitchen appliances, curtains, blinds fridge & washing machine will be included in the sale.

Other items of furniture are available under separate negotiations.

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. Napier University at Sighthill is easily accessible for students. 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.