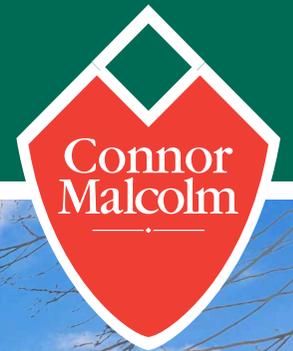


7 (flat 4) Wheatfield Road, Gorgie, Edinburgh, EH11 2PT



7 (flat 4) Wheatfield Road | Gorgie | Edinburgh | EH11 2PT

Description

Located in the bustling Gorgie area, this dual-facing ground floor flat offers easily manageable living space now in need of modernisation and upgrading. Enjoying an enviable setting, the property is a stones throw from a variety local amenities including supermarkets, shops, eateries/pubs, green spaces as well as being within walking distance to Murrayfield tram stop and represents an ideal home for an individual or couple.

- Hall
- Living room open plan to kitchen
- Double bedroom with storage space
- Shower cupboard
- Separate WC
- Gas central heating and double glazing
- Secure entry system
- Shared rear garden
- On street permit parking

Extras

The cooker, washing machine and fridge are included.

EPC Rating: C

Price and Viewing

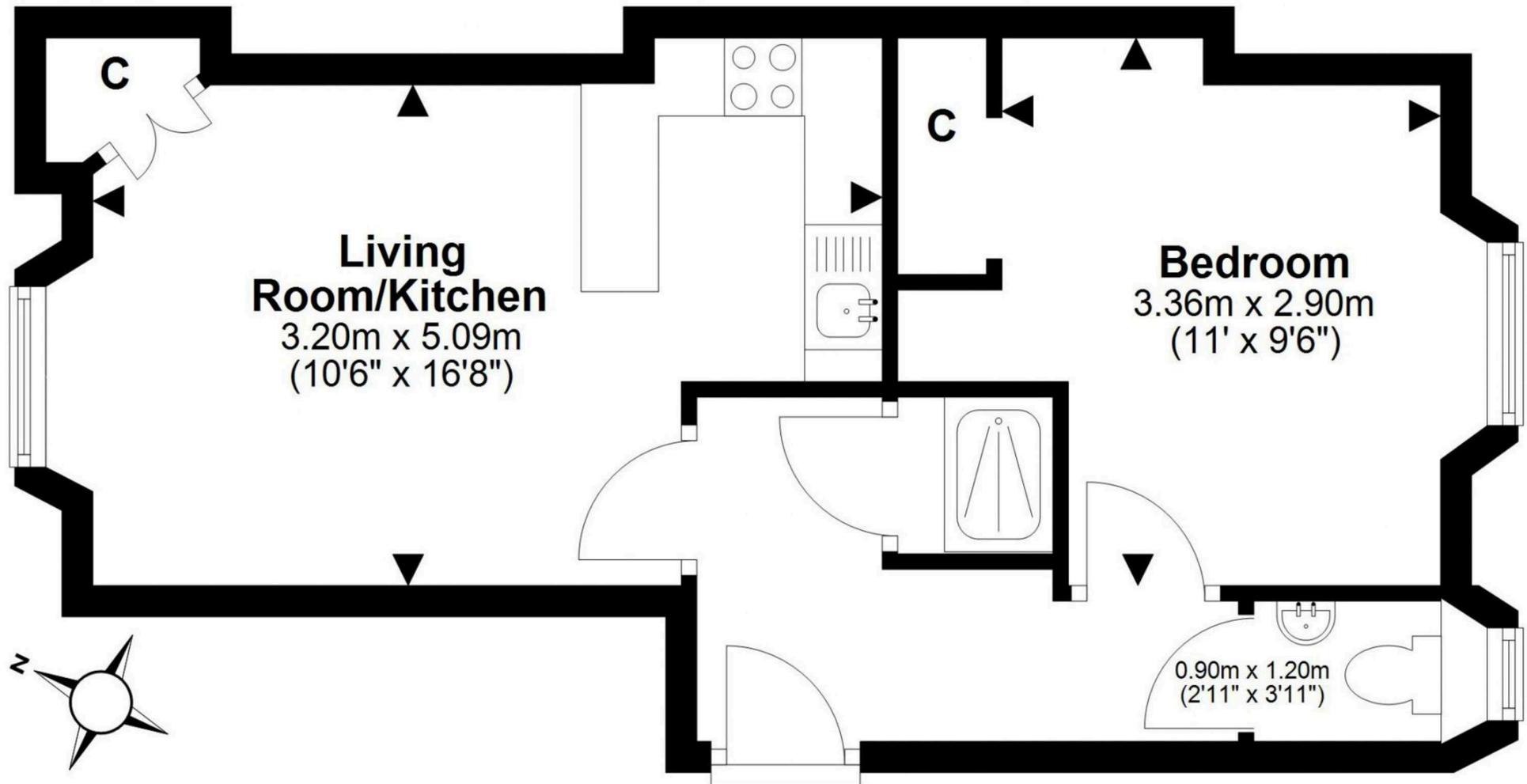
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. The area is also well served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

