










Fixed Price

**£190,000**

## 1/11 Wheatfield Road

Gorgie | Edinburgh | EH11 2PS

This charming and well-presented two-bedroom flat is situated on the third floor of a traditional tenement building, ideally located in the vibrant and highly sought-after area of Gorgie. The property enjoys close proximity to a wide range of local amenities, including shops, cafés, and supermarkets, as well as excellent public transport links providing easy access to the city centre and beyond.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – E
-  Council Tax Band - C



## Description

Boasting an attractive open outlook to the front, the flat offers bright and airy accommodation throughout. The property further benefits from modern double glazing, enhancing both comfort and energy efficiency, and is accessed via a secure entryphone system for added peace of mind. Internally, the accommodation comprises a welcoming entrance hallway leading to a spacious and well-presented lounge, perfect for relaxing or entertaining. The stylish fitted kitchen comes complete with a range of appliances, offering both functionality and contemporary appeal. There are two generously sized double bedrooms, each providing ample space for storage and furnishings. The property also features an upgraded shower room, finished to a modern standard, along with a separate WC fitted with a two-piece suite for added convenience, and is presented to the market chain free for a quick sale.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, residents can enjoy access to a large, well-maintained communal garden to the rear, ideal for outdoor relaxation. Zoned Permit parking is available to the front of the building and on surrounding streets.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

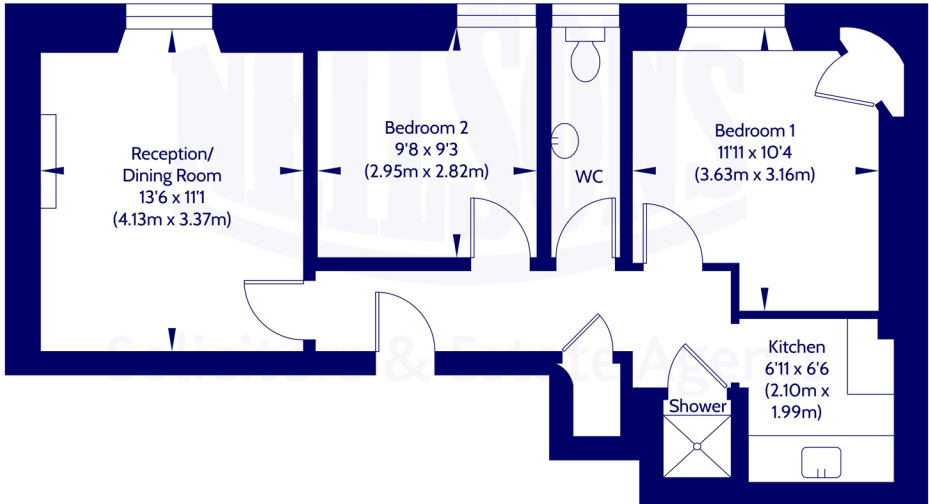
Located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's City Centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including an Aldi and a large Sainsbury's, as well as specialist shops, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants. Harrison Park and the Union Canal are also in close proximity.





Approx. Gross Internal Floor Area 50 Sq M / 534 Sq Ft.

### 3rd Floor



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.



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