

OFFERS OVER £145,000

12/7 (1F3) Wardlaw Place  
Edinburgh, EH11 1UE

drummondmiller  
Solicitors & Estate Agents



- Modern 1 bed first floor flat
- Bright living room leading to kitchen
- Bathroom with 3-piece suite
- Double bedroom
- Double glazing throughout
- Shared garden space
- EPC C

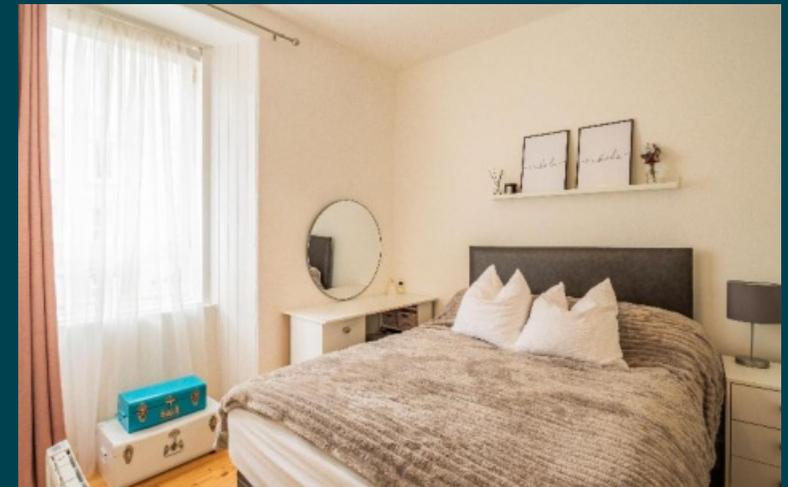
### Description

This beautifully presented one-bedroom first floor flat offers stylish, modern living in excellent condition throughout. Perfectly suited for first-time buyers, professionals, or investors, the property has been thoughtfully maintained and is ready to move into.

The bright living room leading into the kitchen creates a welcoming and versatile space, ideal for both relaxing and entertaining.

The property also benefits from a well-appointed, modern bathroom and a double bedroom, offering comfort and ample space.

With its clean, modern finish and superb condition, this attractive flat presents an excellent opportunity for those seeking a low-maintenance home with a fresh and contemporary feel.





### Double glazing

The property benefits from double glazing throughout.

### Garden and parking

The property benefits from a shared communal garden/drying area. There is ample on street permit parking.

### Location

Situated in the popular area of Gorgie, this property enjoys a convenient and well-connected location. A range of local amenities are within easy reach, including shops, cafés, and everyday essentials.

The area is well served by excellent transport links, providing straightforward access to the city centre and surrounding areas, making it ideal for commuters. There are also green spaces nearby, perfect for outdoor activities and leisure.

Gorgie continues to be a sought-after location for first-time buyers, professionals, and investors, offering a great balance of convenience and residential living.

### Council Tax and EPC

It is in Council Tax band B and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at £150,000 and a link to the Home Report is available from the ESPC website.

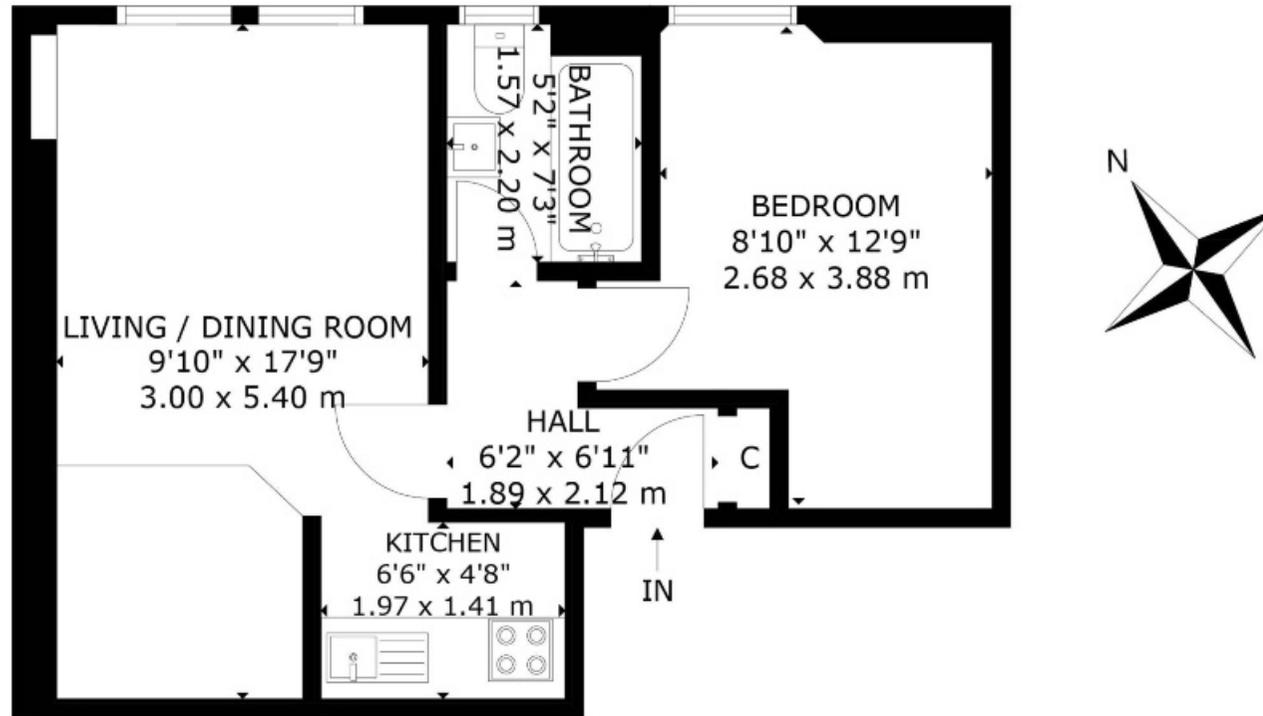
### Viewings

By appointment with the Agent, telephone 0131 229 3399 or email [property@drummondmiller.co.uk](mailto:property@drummondmiller.co.uk).

### Extras

The sale price includes all carpets, floorcoverings, light fittings, cooker and washing machine.





FIRST FLOOR

12/7 (1F3) WARDLAW PLACE, EDINBURGH, EH11 1UE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 382 SQ FT / 36 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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