



Solicitors & Estate Agents



2 PF3 Wheatfield Terrace

Gorgie | Edinburgh | EH11 2PA

This well-presented ground floor flat offers stylish and modern accommodation in a convenient location, making it an ideal purchase for first-time buyers, professionals, couples or buy-to-let investors. The property has been thoughtfully upgraded throughout and benefits from a contemporary finish, gas central heating, double glazing and a private section of front garden providing an attractive outdoor space.

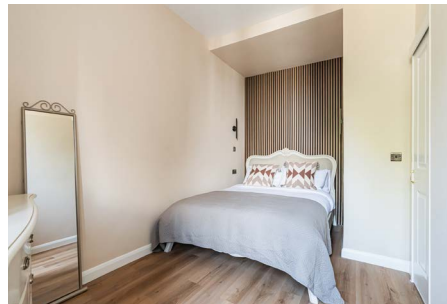
-  1 Bedroom
-  1 Public Room
-  1 Bathroom
- 1 Box Room
-  Zoned Permit Parking
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway providing access to all rooms. The impressive lounge/kitchen/dining area forms the heart of the home, offering a bright and versatile space ideal for both relaxing and entertaining. The modern kitchen is fitted with sleek wall and base units, complemented by integrated white goods and a contemporary finish, creating a practical yet stylish cooking environment. The property further benefits from a recently installed boiler, providing additional peace of mind for the new owner. The spacious double bedroom offers comfortable proportions and a pleasant setting, while the additional box room provides excellent flexibility and could be utilised as a home office, dressing room, nursery or useful storage space depending on individual requirements.

Completing the accommodation is the modern shower room, finished to a high standard with a contemporary suite and rainfall shower, creating a stylish and practical space. This attractive flat offers a fantastic opportunity to acquire a move-in-ready home within a desirable location.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The furniture as seen within the property can be made available as part of the purchase for an agreed price.

Gardens & Parking

Externally, the property benefits from a private section of the front garden, which has been fenced for added privacy and provides a low-maintenance outdoor area. On-street permit and metered parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).



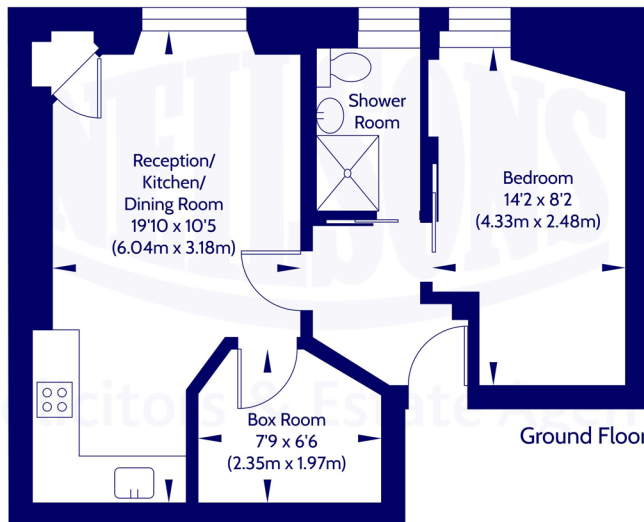


Location

The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh city Centre. There is a regular bus service to the city centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network. Haymarket train station is within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Lidl 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 cinema, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.



Approx. Gross Internal Floor Area 41 Sq M / 436 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
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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