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Offers Over
£145,000

24/3 Wardlaw Place

Gorgie | Edinburgh | EH11 1UQ

Well-presented, this one-bedroom ground floor flat forms part of a traditional tenement in the popular residential area of Gorgie, lying to the west of the city centre. Conveniently located close to a wide range of excellent amenities and transport links, the property represents an ideal opportunity for first-time buyers, professionals, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private and shared gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation opens with an inviting entrance hallway, providing access to all principal rooms. The lounge/diner is bright and airy, featuring a charming dining recess and fitted storage along the rear wall. A traditional press cupboard houses the boiler and offers additional practicality. The kitchen is well-equipped with a range of integrated and freestanding white goods, complemented by a partially tiled surround and enhanced by under-unit lighting. The bedroom is a comfortable double with a front-facing aspect, offering ample space for freestanding furniture and flexible layouts. The shower room is partially tiled and fitted with a corner shower cubicle and heated towel rail. A separate WC, also partially tiled and complete with a two-piece suite and heated towel rail, adds further convenience.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Gardens & Parking

Externally, the property benefits from a small private garden area to the front, along with a well-maintained shared rear garden – ideal for enjoying outdoor space. For the car owner, permit/metered parking can be found on street to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washer-dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



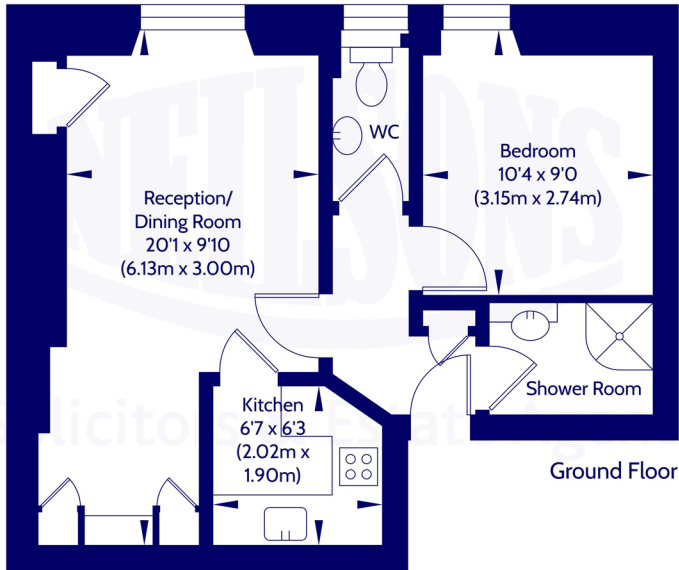


Location

Wardlaw Place is 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 39 Sq M / 420 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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