

OFFERS OVER £130,000

6/11 Wardlaw Place
Edinburgh, EH11 1UB

drummondmiller
Solicitors & Estate Agents



- 1 bed second-floor tenement flat in Gorgie
- Large and bright living/dining room
- Well-proportioned double bedroom
- Fitted kitchen with appliances
- Double glazing throughout
- Conveniently located in the popular Gorgie area, just west of Edinburgh city centre.

Description

Drummond Miller is delighted to present this bright and well-proportioned one-bedroom property. An excellent opportunity for first-time buyers, professionals, or investors.

The hallway leads into a well-sized living room featuring a useful dining recess. This versatile space comfortably accommodates both lounge and dining furniture, creating an ideal setting for everyday living and entertaining.

The kitchen offers a good amount of storage and counter space. It features an electric hob, oven, and a stainless-steel sink, ensuring an efficient and practical workspace.

The well-proportioned double bedroom benefits from a built-in mirrored cupboard.

The bathroom is fitted with a modern three-piece suite, including a WC, wash-hand basin, and an electric shower.





Heating and double glazing

There are double-glazed windows throughout and a gas fire located in the living room.

Garden and parking

The property benefits from a shared tenement garden.

There is ample parking, with both pay meters and permit parking is available via application.

Location

Gorgie is ideally situated for convenient access to Edinburgh's main commercial and financial districts. The area benefits from an excellent range of local amenities along Gorgie Road, including banks, a Post Office, medical centres, dentists, and a variety of everyday shops and services. For more extensive shopping, residents are well served by a large Asda supermarket at New Mart Road, a Marks & Spencer Foodhall, and additional retail outlets at Edinburgh West Retail Park on Chesser Avenue, while a Sainsbury's supermarket can also be found nearby on Westfield Road.

The surrounding area offers a wealth of leisure and recreational facilities, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium, and the Fountain Park Leisure Complex. Schooling is available locally at all levels, from nursery through to secondary education, and Edinburgh Napier University is within easy reach.

Excellent public transport links, including regular bus and tram services, provide quick and easy access to the City Centre and surrounding areas. The City Bypass, motorway network, and Edinburgh Airport are also readily accessible by car.

Council Tax and EPC

Council Tax band B and has an E-rated Energy Performance Certificate.

Home Report

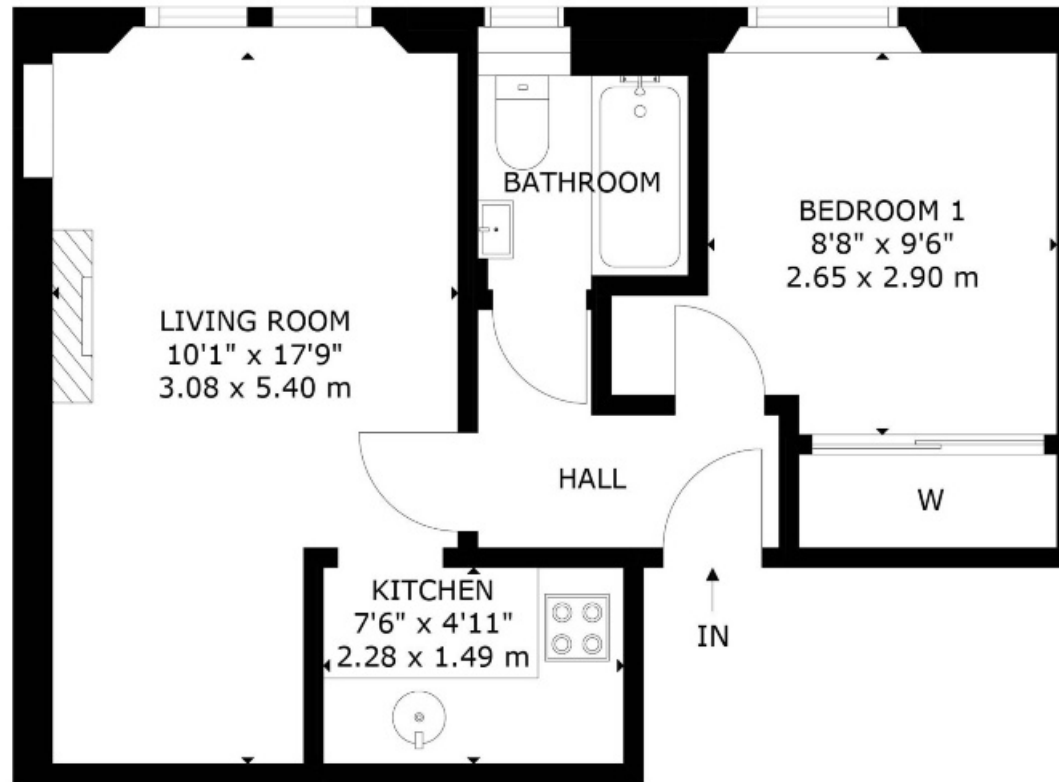
The property has been valued at £140,000, and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.



SECOND FLOOR

6-11 WARDLAW PLACE, EDINBURGH, EH11 1UA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 392 SQ FT / 36 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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