










Offers Over
£150,000

17/12 Wardlaw Street

Gorgie | Edinburgh | EH11 1TN

This well proportioned and attractive second floor flat is pleasantly situated within the popular district of Gorgie, with a host of fantastic local amenities and transport links on your doorstep. In move-in condition, the property would ideally suit the first time buyers or young professionals.

-  1 Bedroom
-  1 Public Room
-  1 Shower room
-  Permit/metered parking
-  Communal garden
-  EPC Rating – D
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright lounge/dining open plan to contemporary fitted kitchen, well proportioned double bedroom and modern fitted shower room.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob and fridge/freezer.

Gardens & Parking

There is a well maintained communal garden together with metered/permit parking is available to the front.

Viewing

Please contact Neilsons on 0131 625 2222.





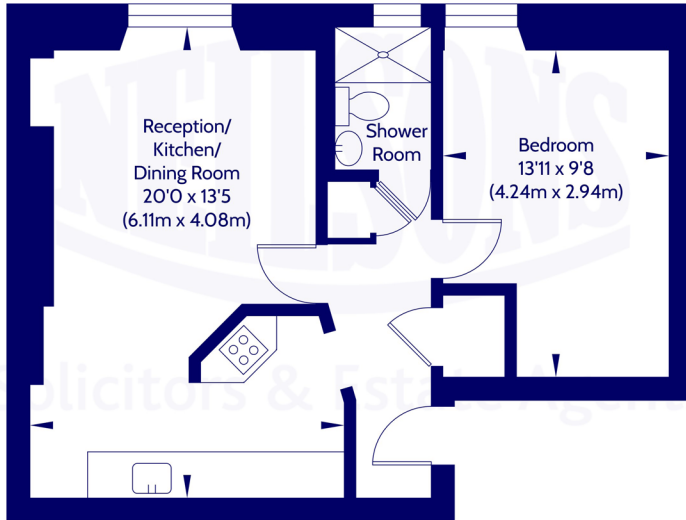
Location

The property is in the popular district of Gorgie, situated approximately 1.5 miles from Edinburgh City Centre. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh Airport. There is an abundance of excellent amenities on the doorstep, including a large Sainsbury's and Aldi, as well as specialist shops, cafes, restaurants, and bars. A wide range of leisure facilities are also within close proximity, including The Gym, Pure Gym, and, most notably, the Fountain Park complex.



Approx. Gross Internal Floor Area 44 Sq M / 469 Sq Ft.

2nd Floor



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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