










Offers Over
£125,000

7/5 Wardlaw Place

Gorgie | Edinburgh | EH11 1UA

A well proportioned first floor flat, quietly situated to the rear of a traditional tenement within the popular Gorgie area. Offering comfortable accommodation with a practical layout, the property is ideally suited to first time buyers, professionals or investors, and benefits from an excellent range of local amenities, regular public transport links and easy access to Edinburgh city centre.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – E
-  Council tax band – B



Description

Accessed via a secure communal stair, the accommodation briefly comprises an entrance hall with useful storage and pulley, a bright lounge featuring a gas fire and open plan access to the fitted kitchen, which is fitted with a range of wall and base units with coordinated worktops, tiled splashbacks and a large storage cupboard, a double bedroom, and a shower room with a modern white suite. The property further benefits from double glazing throughout.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

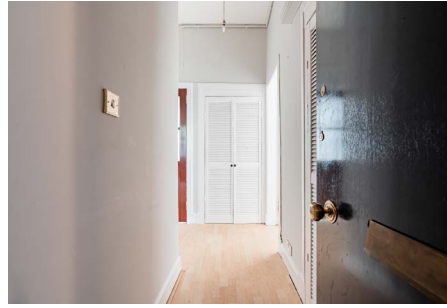
Included in the sale will be the gas hob and electric oven, undercounter fridge, and washing machine.

Gardens & Parking

There is a communal garden to the rear of the property and there is permit/meter parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





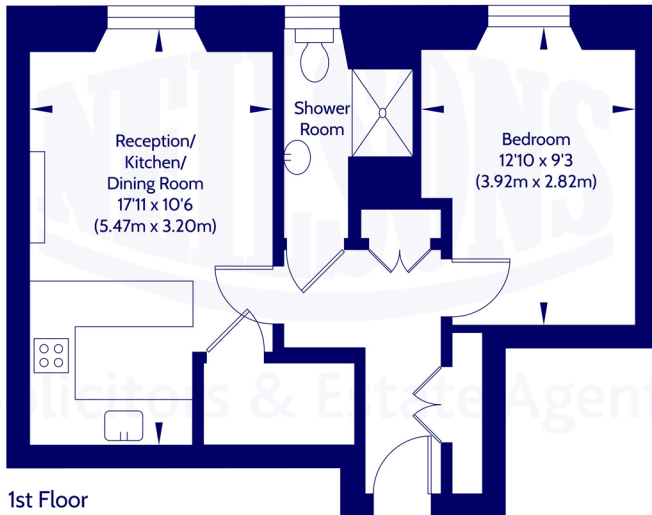
Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the City Bypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on the doorstep, including a Scotmid, 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 cinema, Nuffield Health, Genting Casino, Tenpin bowling alley and an excellent range of restaurants, bars and pubs.





Approx. Gross Internal Floor Area 40 Sq M / 432 Sq Ft.



1st 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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