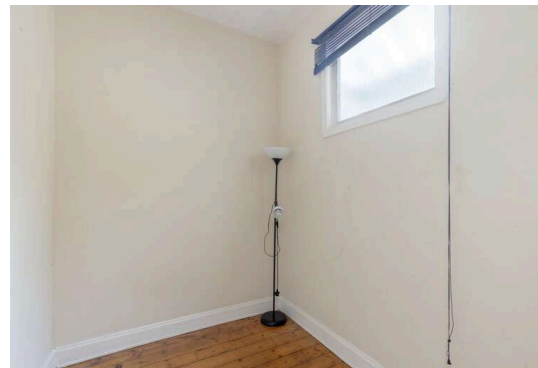


**5, 3F2 Wheatfield Road  
Edinburgh EH11 2PT**

**Offers Over £145,000**

- Hallway with access to loft and large storage cupboard
- South facing kitchen/living/dining room with natural wood floors
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and white goods included in sale
- Large double bedroom with fitted wardrobes
- Large box room
- Shower room with electric walk in shower and two-piece suite
- Gas central heating and double glazing throughout
- Communal garden
- Free on-street parking



## Flat

Blair Cadell are delighted to bring to market this top floor tenement flat in the heart of Gorgie. The property is well placed with swift access to the city centre and will appeal to the first time buyer or buy to let investor.

The accommodation comprises of an entrance hallway with a useful large storage cupboard and access to the loft. Well proportioned south facing living/dining/kitchen room that benefits from an open outlook over Edinburgh and also has a useful Edinburgh press. Kitchen area has a range of floor mounted units, gas hob and electric oven, whitegoods which are included in the sale and a large pantry cupboard offering plenty of useful storage space. There is a double bedroom with large fitted wardrobes and a large box room which would be the perfect home office or guest room. Shower room with a two-piece suite and gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden and free on-street parking.\*No warranties given for systems or appliances.\*

Wheatfield Road is on the southwest side of the city centre which can be easily accessed via a frequent public transport service, there is also a train station in Slateford serving Livingston and Glasgow Central. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. Shopping facilities include the recently opened Edinburgh West Retail Park, a Sainsbury's superstore and a 24hr ASDA. Recreational facilities include the Corn Exchange Village, a couple of gyms such as Nuffield Health and Pure Gym, walks along the Union Canal and Water of Leith Walkway and a number of popular bars and restaurants all within easy access.

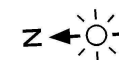
## Council Tax Band B

## Energy Rating C

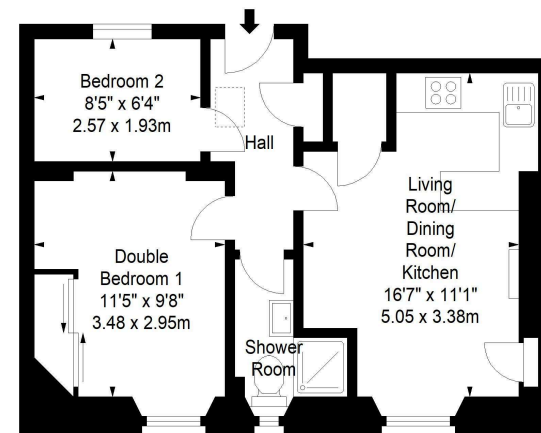
Viewing by appointment on 0131 337 1800



Wheatfield Road, EH11 2PT



Approx. Gross Internal Area  
457 Sq Ft - 42.46 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



Third Floor

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