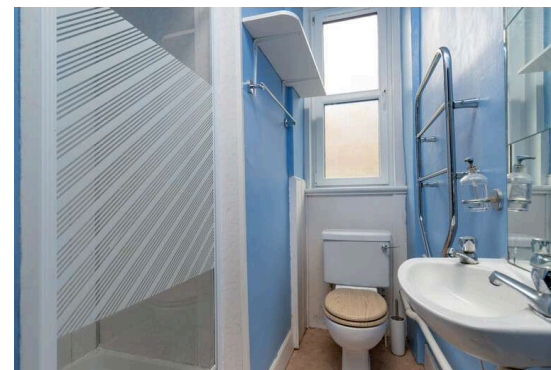


**23/8 Wardlaw Place
Edinburgh EH11 1UG**

Fixed Price £135,000

- Hallway with two storage cupboards
- Well proportioned living/dining room
- Kitchen with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Double bedroom with fitted storage
- Shower room with electric walk in shower and two-piece suite
- Electric heating and double glazing throughout
- Communal garden
- Free on-street parking



First Floor Flat

Blair Cadell are delighted to bring to the market this bright and well presented 1 bed tenement flat. The property is situated within the popular Gorgie area of the city providing an array of local shops and amenities with quick access to the Haymarket train station and the city centre. This is an excellent opportunity for a first time buyer or buy to let investor.

The accommodation comprises entrance hallway with two useful storage cupboards, leading through to a generous lounge/dining room perfect for evening relaxing. A kitchen with a range of floor and wall mounted storage units, electric hob and oven and white goods that are included in the sale. A double bedroom with a plain cornice and built in storage. Shower room with two piece suite and electric walk in shower. Electric heating and double glazing throughout the property and communal gardens. Free on-street parking.

Gorgie is a popular location just to the south-west of the city centre which can be easily accessed by an excellent bus service that runs close by. Haymarket Station is also a short bus journey away. Locally there is a wide selection of shopping facilities including a Sainsbury's superstore, Aldi store and the newly opened Edinburgh West Retail Park. Recreational facilities include the Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex and a number of popular bars and restaurants

Council Tax Band B

Energy Rating D

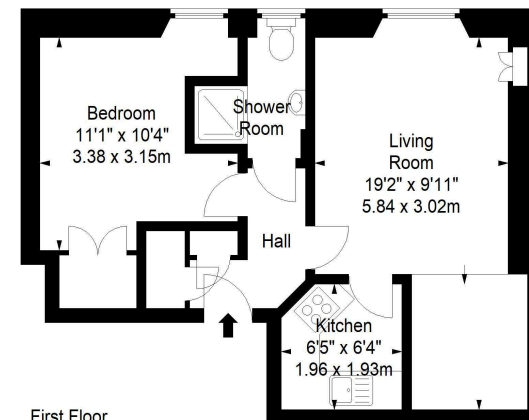
Viewing by appointment on 0131 337 1800



Wardlaw Place,
Edinburgh,
Midlothian, EH11 1UG



Approx. Gross Internal Area
427 Sq Ft - 39.67 Sq M
For identification only. Not to scale.
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First Floor

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