



**18/7 Wardlaw Street, Gorgie,
EH11 1TP**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

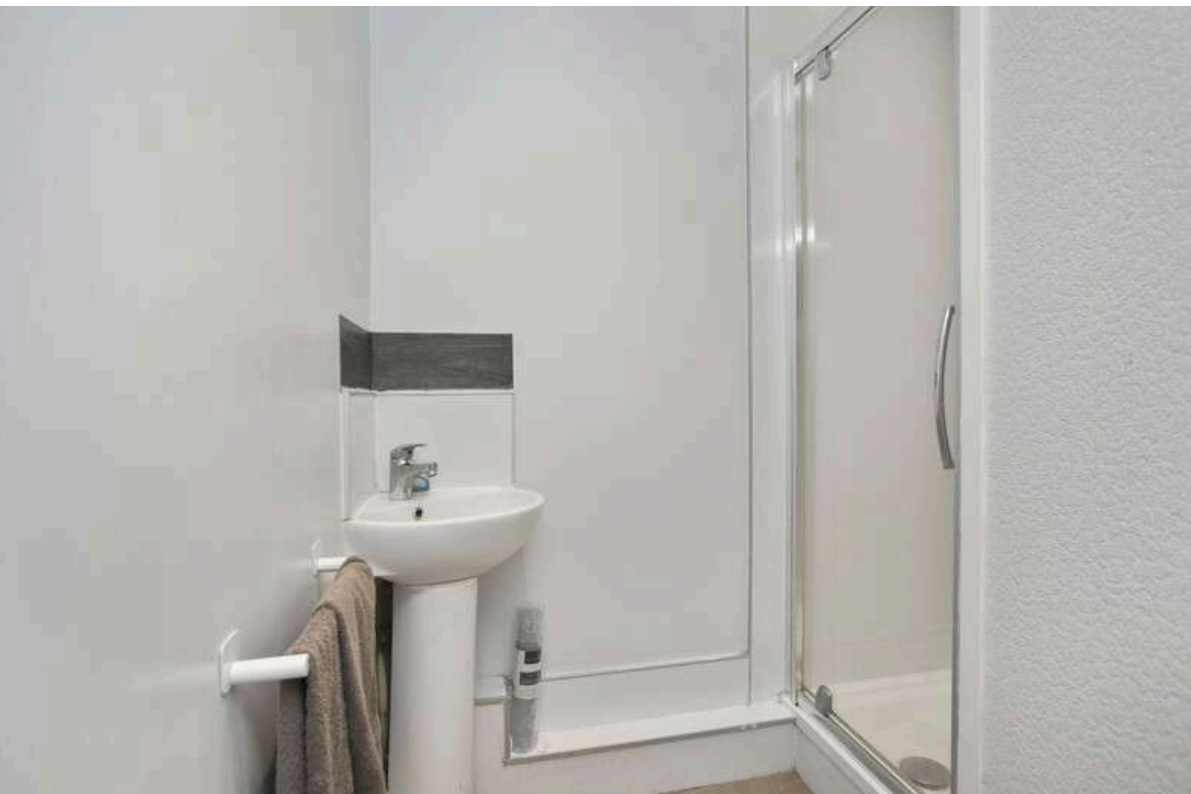
ONE-BEDROOM FIRST FLOOR FLAT



Attractive, one bedroom, first floor flat situated in the popular Gorgie district in Edinburgh close to excellent local amenities and transport links and a short drive or bus journey to Haymarket station and the city centre. The property has been decorated in neutral tones throughout and offers the opportunity to put your own stamp on it. There is an entrance stair with an entry phone system, a hallway with two storage cupboards, an open plan kitchen/living room with an electric fire and modern fitted kitchen units with appliances and a utility cupboard housing the washing machine. There is a generous double bedroom, a shower room with a shower cabinet and wash hand basin, and a separate w.c. To the rear of the property there is a communal garden.

- Hall
- Open plan kitchen/living room
- Double bedroom
- Shower room
- W.C.
- Storage
- Double glazing
- Communal garden
- On-street parking





GORGIE

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, LOVE Gorgie City Farm and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student. Excellent public transport links provide easy, quick access to the City Centre and beyond, whilst the City Bypass and motorway networks are all easily accessible by car.



Extras

All fitted carpets, floor coverings, curtains, light fittings, gas hob, oven, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

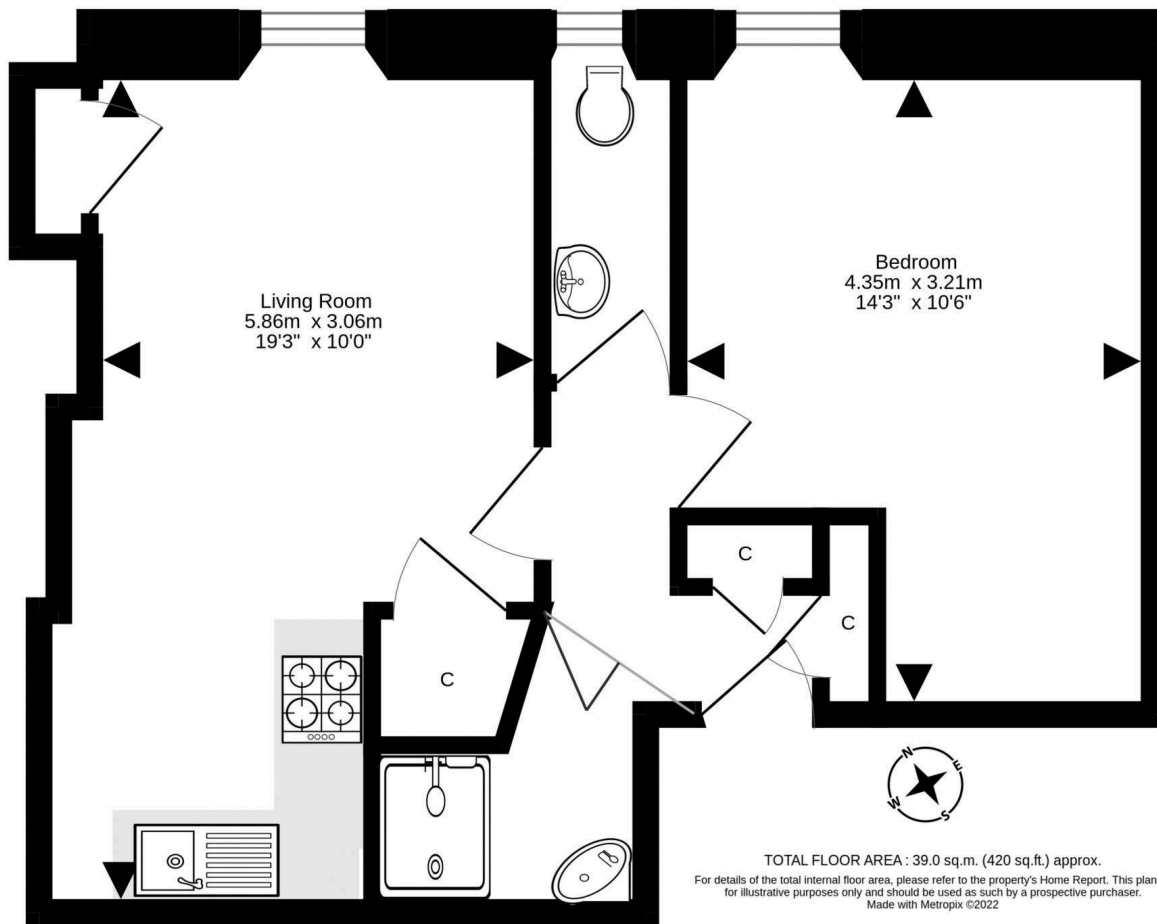
B

Home Report Valuation

£130,000

EPC Rating

D



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