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WELCOME TO:

# WARDLAW PLACE

6/16 Wardlaw Place, Gorgie, Edinburgh, EH11 1UB



## WARDLAW PLACE AT A GLANCE:



Popular Gorgie location



Traditional apartment



Bright living room



Superb transport links



Minutes from the Union Canal



Excellent local amenities

## EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated on the top floor of a handsome sandstone tenement this is a well-presented one-bedroom apartment in bustling Gorgie. Enjoying bright and spacious accommodation, it will make an ideal home for a first-time buyer or a desirable investment. Surrounded by an array of retail and leisure amenities and offering swift access to Haymarket, the West End, and the City Centre it is a great opportunity.

- Bright south-west-facing lounge with a stylish décor including plush grey carpeting, a shelved Edinburgh press, and a living flame gas fire.
- Galley kitchen adjoining the lounge with shaker-style wall and floor units, worktops, and free-standing appliances including a gas hob and an oven.
- Light and airy carpeted double bedroom with built-in wardrobes.
- Fully tiled bathroom with a three-piece white suite including a WC, washbasin, and a bath with wall-mounted shower.
- Shared rear garden mainly comprising of paving and shrubbery.
- Electric heating and double glazing throughout.
- Secure entry system.
- On-street parking.





## LOCATION, LOCATION, LOCATION:

To the west of Edinburgh City Centre, and just off Gorgie Road, Wardlaw Place is in the popular residential area of Gorgie. The property is within walking distance of the Green Flag Awarded Harrison Park and enjoys proximity to The Union Canal with its pleasant cycle and walkways. Nearby Fountain Park Restaurant and Entertainment Hub houses a multi-screen Cineworld Cinema, Nuffield Health and Fitness Wellbeing Gym, and popular restaurants.

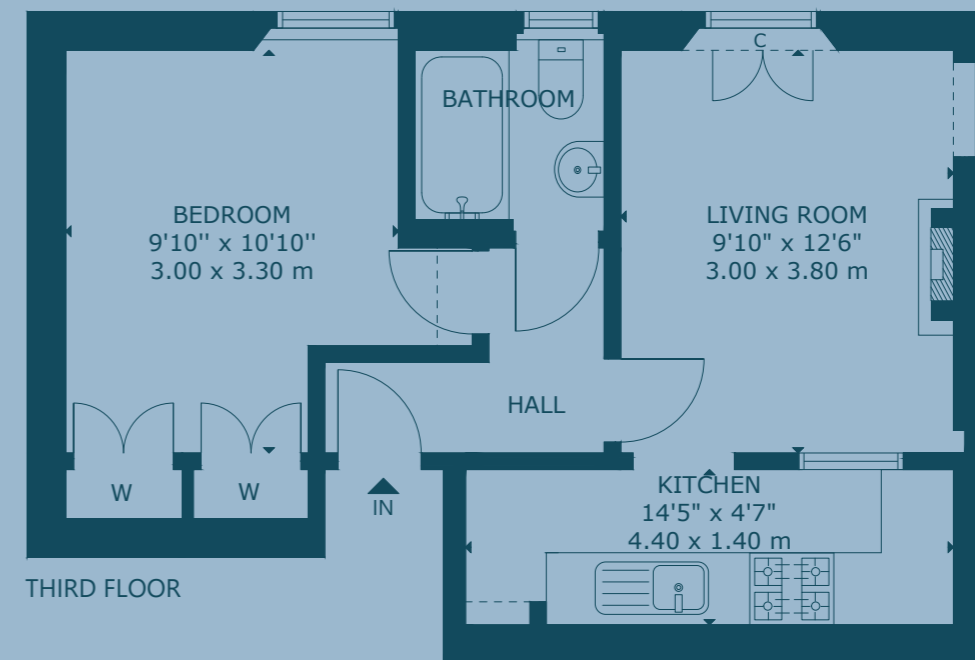
The upcoming £350m Haymarket Edinburgh development promises world-class retail and leisure choices when it is completed this year. Murrayfield Stadium home of Scottish Rugby and a frequent

concert venue is minutes away. Gorgie Road is a high amenity area ideal for daily shopping needs with convenience stores including Scotmid as well as bakeries, takeaways, pharmacies, and more. Larger shopping requirements are met by Lidl in Dalry, and Aldi and Sainsbury's are both less than a ten-minute walk.

Wardlaw Place is in an excellent position for access to Heriot-Watt University and Edinburgh Napier University. Regular bus services take you into Haymarket, the West End, and the City Centre. The City Bypass is within easy reach as is Edinburgh International Airport, The Queensferry Crossing, and the M8.



## FLOOR PLAN:



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Approx. Gross Internal Area

424 Sq Ft - 39 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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