



7/7 Wheatfield Street

Gorgie, Edinburgh, EH11 2NZ

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Summary

Set within a traditional building in Gorgie, this first-floor flat offers a double bedroom, an open-plan kitchen, living, and dining room, a box room, and a bathroom, plus access to a shared garden and unrestricted on-street parking. The flat is sure to appeal to first-time buyers, professionals, couples, and rental investors alike.

Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Features

- Traditional first-floor flat in Gorgie
- Secure entry system
- Hall with built-in storage
- Open-plan kitchen/living/dining room
- Well-proportioned double bedroom
- Useful box room
- Bathroom with shower-over-bath
- Shared garden
- Unrestricted on-street parking
- Gas central heating system
- Double-glazed windows
- EPC Rating - C







Traditional first-floor flat in
Gorgie with an open-plan
kitchen/living/dining room





SEE YOU AROUND
Sunshine





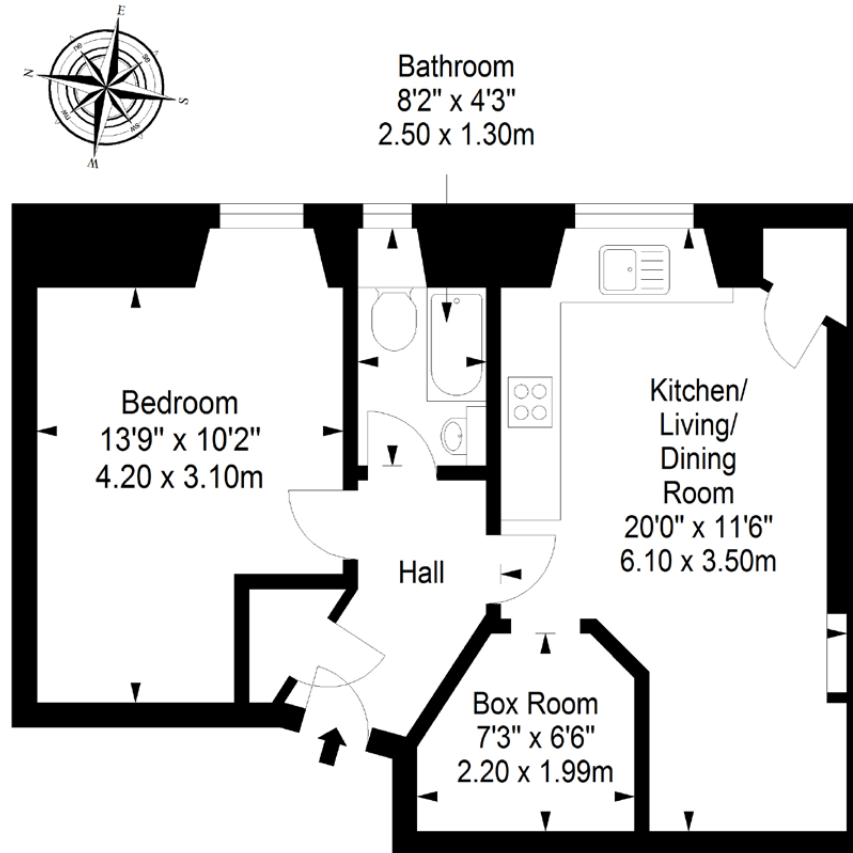
A well-proportioned double
bedroom and a useful box room



Floorplan

First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

