



9/2 Wardlaw Street, Edinburgh, EH11 1TL

Description

Well-presented one bedroom ground floor flat forming part of a traditional stone built Victorian tenement in a central location and close to excellent amenities. It would make an ideal investment property or starter flat, particularly given the convenient location for commuting to Heriot Watt and Napier Universities. The property is decorated in a neutral colour scheme and is in good order throughout. It has a modern gas central heating combi boiler with thermostatic controls and has UPVC double glazing.

The accommodation comprises:

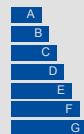
- Hall with two storage cupboards
- Spacious living / dining room with gas fire, cornicing and cupboard housing the boiler; it also has a westerly aspect
- The kitchen is fitted with white wall and base mounted units with granite effect laminate worktops with inset stainless steel sink and appliances including electric hob with extractor hood, electric fan oven, washing machine and fridge
- Modern shower room fitted with wall hung wash basin, WC and shower enclosure with mains pressure shower over; low maintenance wall board on the walls in a trendy grey marble style.
- Good sized double bedroom with cornicing and window to the front



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

Wardlaw Street is located just off Gorgie Road approximately 2 miles west of the City Centre. The nearest train station is Haymarket which is around a 20 minute walk. Local supermarkets include a Sainsbury's at Westfield Road, Lidl on Slateford Road and at Daly Road and an Aldi on Gorgie Road. There is also a regular bus service to the City Centre and out to Heriot Watt University, making it a popular location for students. Leisure facilities nearby include Fountain Park with the Cinema and there are various gyms and swimming pools.

Outside and Gardens

There is a private garden to the front of the property. There is also a shared garden to the rear of the tenement and there is on street parking available.

Extras

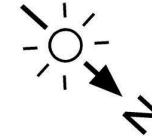
The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax

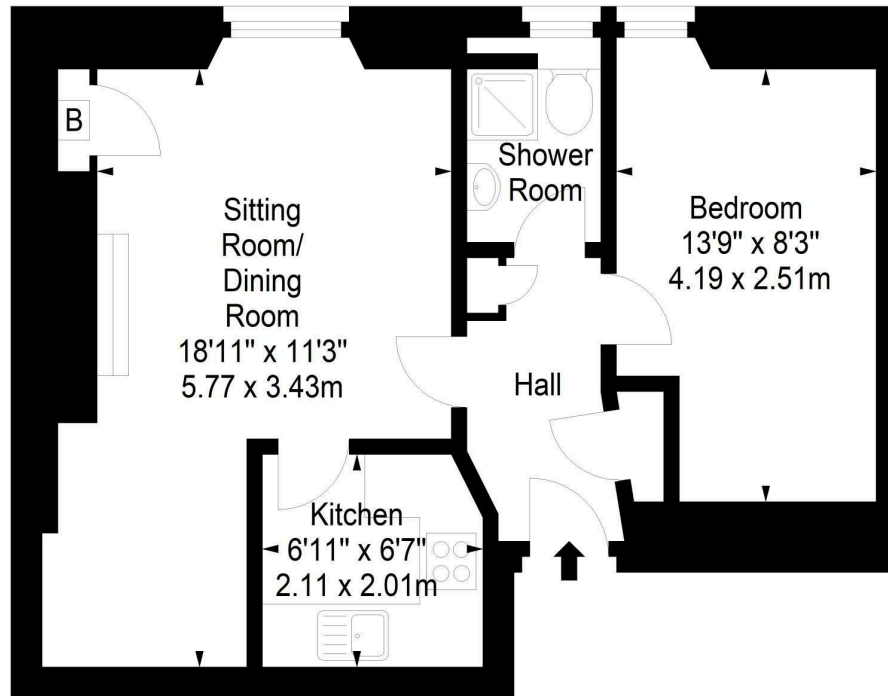
It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



Wardlaw Street,
Edinburgh,
Midlothian, EH11 1TL



Approx. Gross Internal Area
448 Sq Ft - 41.62 Sq M
For identification only. Not to scale.
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Ground Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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