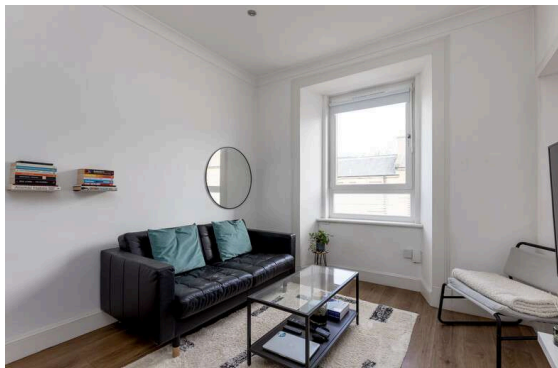


**20/14 Wardlaw Place
Edinburgh EH11 1UF**

Offers Over £150,000

- Modern living/dining/kitchen
- Kitchen area fitted with a range of floor and wall mounted units, gas hob and electric oven, breakfast bar and white goods included in sale
- Large double bedroom with wardrobes included
- Bathroom with mains shower over the bath featuring a rainwater shower head
- W.C.
- Hallway with two useful storage cupboards
- Gas central heating and double glazing throughout
- Well kept communal garden
- Residents permit parking



Top Floor Flat

Blair Cadell are delighted to bring to market this lovely one bed tenement flat. The property is in turn key condition and ideally placed for swift access to town and would be ideal for a first time buyer or buy to let investment.

The property comprises of a hallway with two useful storage cupboards, a stylish open plan kitchen/living/dining room that is perfectly laid out for evening relaxing. The kitchen area has as range of smart floor and wall mounted units, gas hob and electric oven and white goods included in the sale. There is a generous double bedroom with wardrobes that are included in the sale. A recently fitted bathroom with a mains shower over the bath featuring a fantastic rainwater shower head and a separate W.C. The property benefits from gas central heating and double glazing throughout the property for maximum efficiency controlled by Hive. A well kept communal garden and residents permit parking.

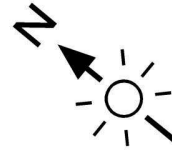
Gorgie is a popular location just to the south-west of the city centre which can be easily accessed by an excellent bus service that runs close by. Haymarket Station is also a short bus journey away. Locally there is a wide selection of shopping facilities including a Sainsbury's superstore, Aldi store and the 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

Viewing by appointment on 0131 337 1800

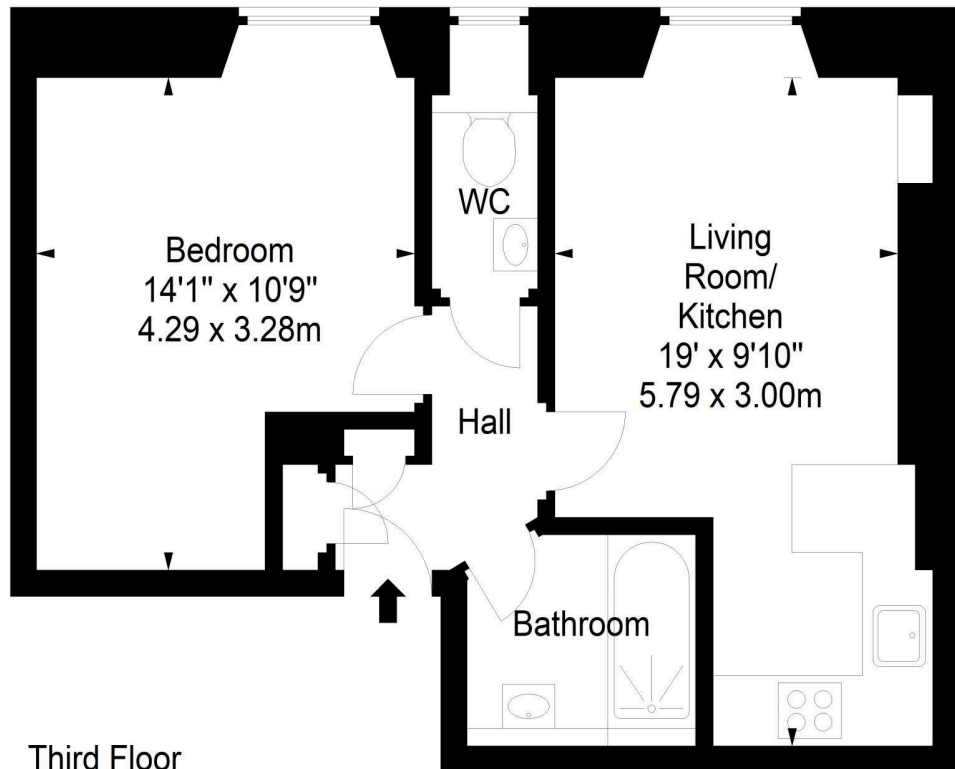




Wardlaw Place, Edinburgh, Midlothian, EH11 1UF



Approx. Gross Internal Area
439 Sq Ft - 40.78 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Third Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

