

GILSONGRAY 17/15 WARDLAW STREET,

LAW • PROPERTY • FINANCE

Gorgie, Edinburgh, EH11 1TN







This traditional third/top-floor flat is a spacious one-bedroom residence that has a desirable setting in Gorgie. It is positioned within easy reach of excellent amenities, green spaces, and regular transport links providing a swift commute into Edinburgh city centre. Furthermore, the home enjoys well-proportioned rooms with high ceilings. Whilst it would benefit from cosmetic upgrades, the flat will certainly appeal to a variety of buyers, including city professionals, first-time purchasers, and couples alike.

Extras: an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

# **FEATURES**

- Third/top-floor flat in popular Gorgie
- Part of a traditional tenement building
- Bright and airy accommodation
- Entrance hall with built-in storage
- Southwest-facing living/dining room
- Galley-style fitted kitchen
- Double bedroom with built-in wardrobe
- Bright three-piece shower room
- Communal garden and drying green
- Controlled permit parking



"A ONE-BEDROOM
THIRD/TOP-FLOOR
FLAT WHICH FORMS
PART OF A
TRADITIONAL
TENEMENT IN
POPULAR GORGIE"









**EPC RATING:** 



COUNCIL TAX BAND:

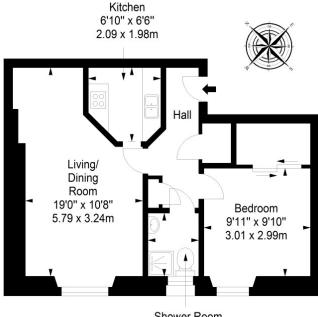


### **VIEWINGS**

By appointment with Gilson Gray on 0131 516 5366

### Third Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Shower Room 5'9" x 4'7" 1.74 x 1.40m

Total area: approx. 42.5 sq. metres (457.5 sq. feet)



















These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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### **EDINBURGH**

29 Rutland Square EH1 2BW 0131 516 5366

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# **GLASGOW**

160 West George Street G2 2HQ 0141 530 2021

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## EAST LOTHIAN

33 Westgate EH39 4AG 01620 893 481

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# DUNDEE

2 West Marketgait DD1 1QN 01382 201 000

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## **BORDERS**

01890 880 008