



2/2 Wardlaw Terrace
Gorgie, Edinburgh, EH11 1UH



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2/2

Wardlaw Terrace

Recently refurbished ground floor flat in a traditional tenement, boasting bright and spacious rooms with eye-catching, yet neutral, decor.

- Spacious & bright accommodation in handsome traditional tenement
- Open plan living room/kitchen with utility cupboard off
- Generous double bedroom
- Three-piece shower-room
- Gas central heating & double glazing
- Private garden area to the front
- A shared garden
- Residents' permit parking



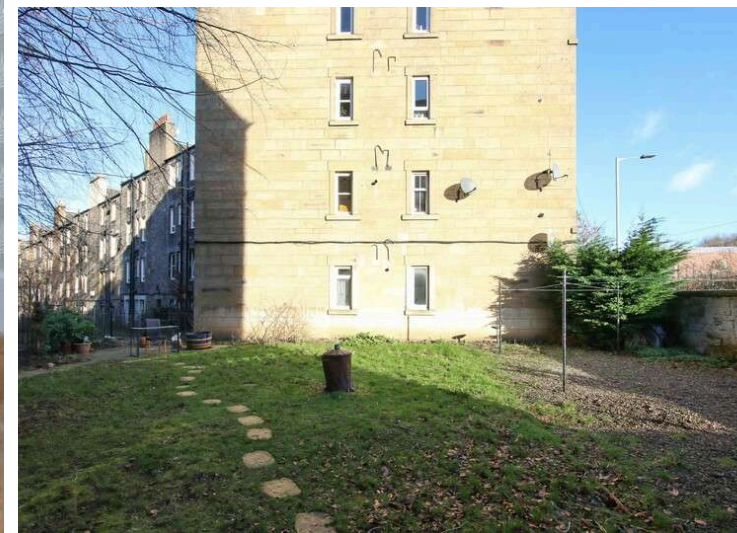
Home Report: £150,000

EPC Rating: D

Newly refurbished ground floor flat boasting bright and tastefully presented accommodation which forms part of a handsome traditional tenement in the popular and highly regarded Gorgie district, to the west of the city centre. The flat is entered off a well kept common stairway with security entryphone system and comprises reception hall, lounge with newly fitted open plan kitchen, double bedroom and bathroom with shower.

Gas central heating with a combination boiler and double glazed window units should help ensure warmth and economy. There is a small area of private garden ground immediately to the front and the use of a shared garden to the side/rear. Residents permit parking is available on Wardlaw Terrace and in the adjacent streets.

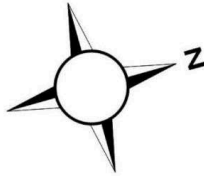
Extras: To include all fitted flooring; light fixtures; fridge/freezer; microwave; washing machine; and electric fire; and curtains within the sale. NB No warranties or guarantees will be given in relation to the appliances.



Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser.

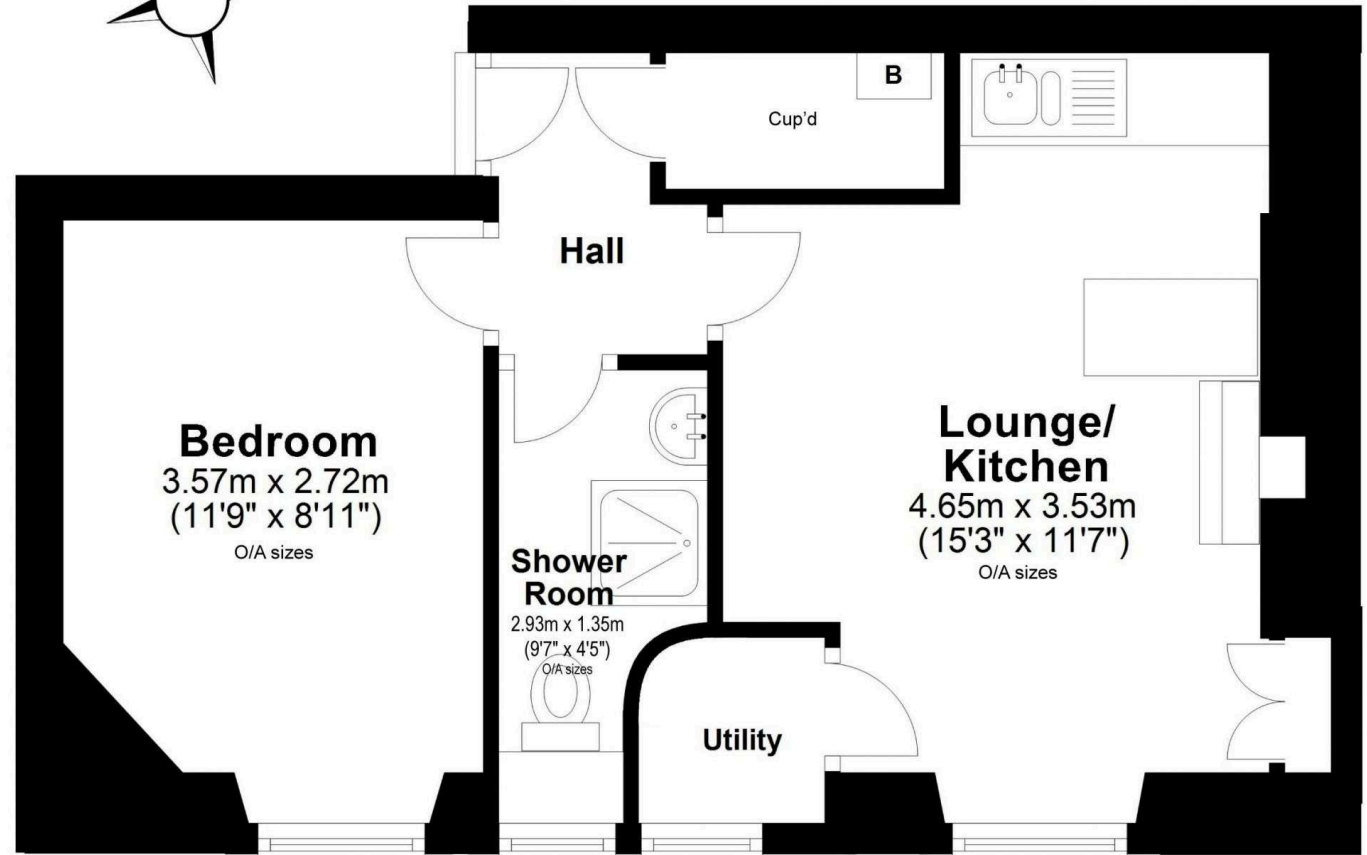
Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. For sports fans, it is perhaps best known for Tynecastle Park and for its proximity to Murrayfield Stadium, which hosts a varied programme of live sports and music events throughout the year.

The area is served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 network.



Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



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