










Solicitors & Estate Agents



# 10 (PF4) Wardlaw Street

Gorgie | Edinburgh | EH11 1TS

A fantastic opportunity has arisen to purchase this impressive and bright ground floor flat forming part of a traditional tenement, in the popular area of Gorgie, close to excellent amenities, transport links and within easy reach of the city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit/Metered Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



## Description

The well laid out accommodation, in brief comprises; welcoming hallway with storage cupboard, light and airy reception room, fitted kitchen with appliances, generous double bedroom with fitted cupboard, and contemporary bathroom with three piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 3 years ago) and double glazing.



## Extras

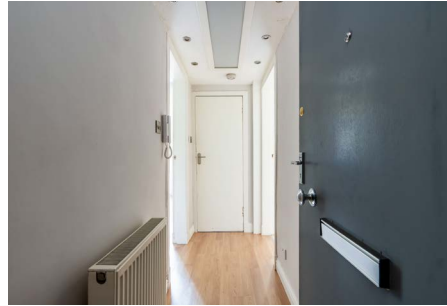
All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

## Gardens & Parking

There is a communal garden located to the rear of the tenement and for the car owner, permit/metered parking is available to the front and surrounding streets. There is a stair cleaning company in place for a fee of approx. £70 per annum.

## Viewing

By appointment through Neilsons 0131 625 2222.



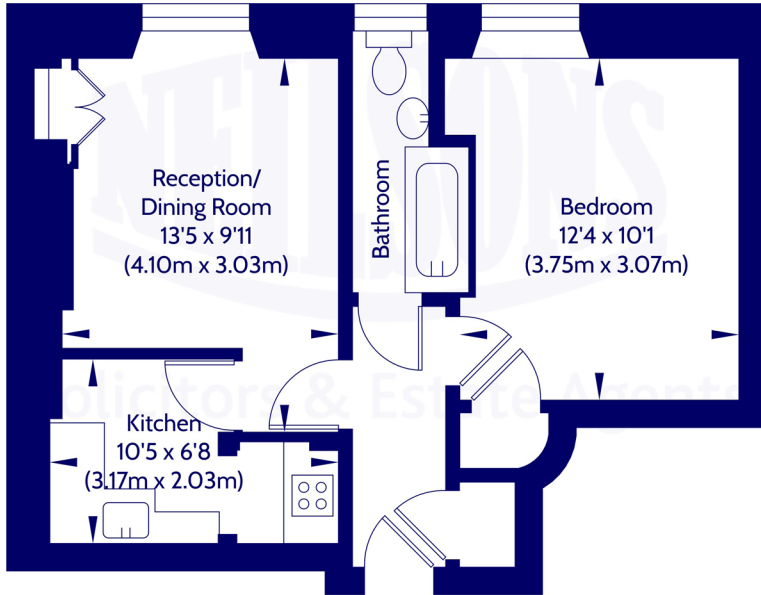


## Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the citybypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld cinema, Nuffield Health, Genting Casino, Tenpin bowling alley and an excellent range of restaurants, bars and pubs.



Ground Floor  
Approx. Internal Area 37.3 Sq M / 402 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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