










Offers Over
£200,000

1/10 Wheatfield Road

Gorgie | Edinburgh | EH11 2PS

An excellent opportunity has arisen to purchase this spacious and bright top floor flat, pleasantly situated within the ever-popular district of Gorgie, close to a host of excellent local amenities and transport links. The property would undoubtedly appeal to young professionals and early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/metered parking
-  Communal garden
-  EPC Rating – F
-  Council Tax Band – C



Description

In brief the accommodation comprises; welcoming entrance hallway, light and airy lounge/dining room which has been decorated in a stylish contemporary tone and features coving to ceiling, store and wall mounted electric fire, modern kitchen fitted with a selection of white fronted base and wall mounted units with tiling to splash areas and a variety of built-in appliances, well-proportioned principal bedroom which includes a deep walk walk-in cupboard, currently used as a wardrobe and with scope to form an en-suite (subject to consent), a further spacious double bedroom, single bedroom/study, and stylish bathroom with white three-piece suite and over bath shower. Further benefits include electric heating and double glazing.



Extras

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

Gardens & Parking

There is a well-kept communal garden to the rear which comprises areas of lawn, vegetable plots, barbecue and seating areas. The gardens are maintained by a group of volunteers and provide excellent communal green space to enjoy in the warmer months. Metered/permit parking is available to the front and in the surrounding area.

Viewing

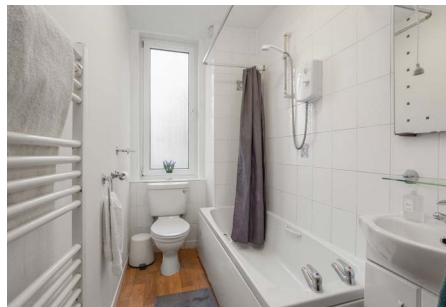
Please contact Neilsons on 0131 625 2222.





Location

The property is in the popular district of Gorgie, situated approximately 1.5 miles from Edinburgh city centre. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh Airport. There is an abundance of excellent amenities on the doorstep, including a large Sainsbury's, Aldi, and M&S Simply Food, as well as specialist shops, cafes, restaurants, and bars. A wide range of leisure facilities are also within close proximity, including The Gym, Pure Gym, and, most notably, the Fountain Park complex.

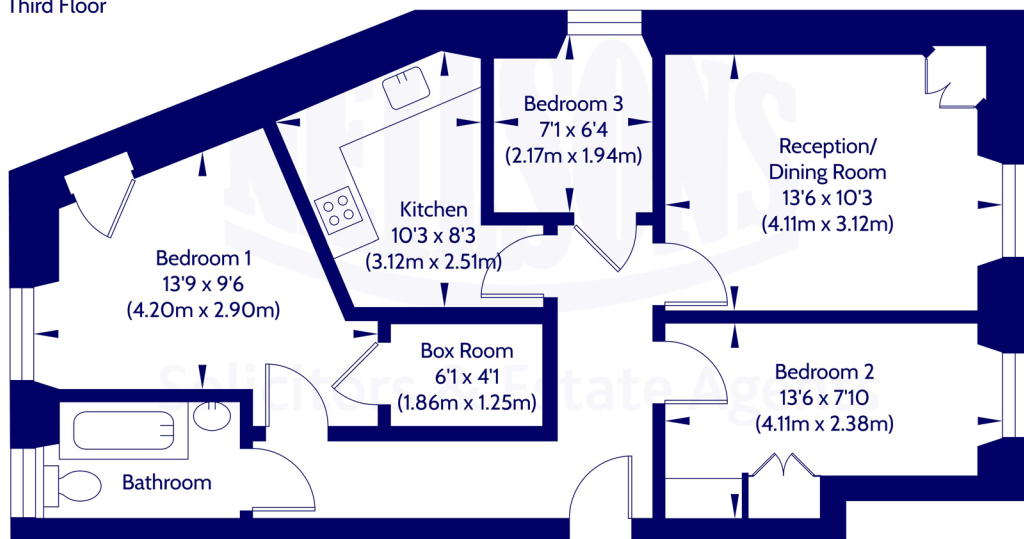


Approx. Internal Area 59.98 Sq M / 646 Sq Ft.

Not to scale. For identification only.

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Third Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

