










Fixed Price

£145,000

11/3 Wardlaw Street

Gorgie | Edinburgh | EH11 1TL

This bright, ground floor flat forms part of a traditional tenement situated in the heart of Gorgie, close to excellent shops and services, commuting links and within easy reach of the City Centre. The property will undoubtedly appeal to first time buyers, professionals and buy to let investors.

-  1 public room
-  1 bedroom
-  Bathroom
-  Private front garden
-  Permit parking
-  EPC rating – D
-  Council tax band - C



Description

Situated on the ground floor and accessed via a secure entryphone system, the well laid out accommodation briefly comprises entrance hall with two cupboards (one housing the meters), bright lounge with electric fire and dining recess, fitted kitchen with appliances, double bedroom and a fully tiled bathroom with shower over bath.

The property further benefits from gas central heating, double glazing and the boiler was installed in February 2024. There is also a private, lockable cellar in the common stairwell.



Extras

All fixtures and fittings are included along with the fridge freezer, washing machine, gas hob and oven. The furniture (with the exception of the chest of drawers in the bedroom) can be included in the sale.

Gardens and Parking

The property has a private front garden, a communal garden to the rear and on street permit / metered parking.

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

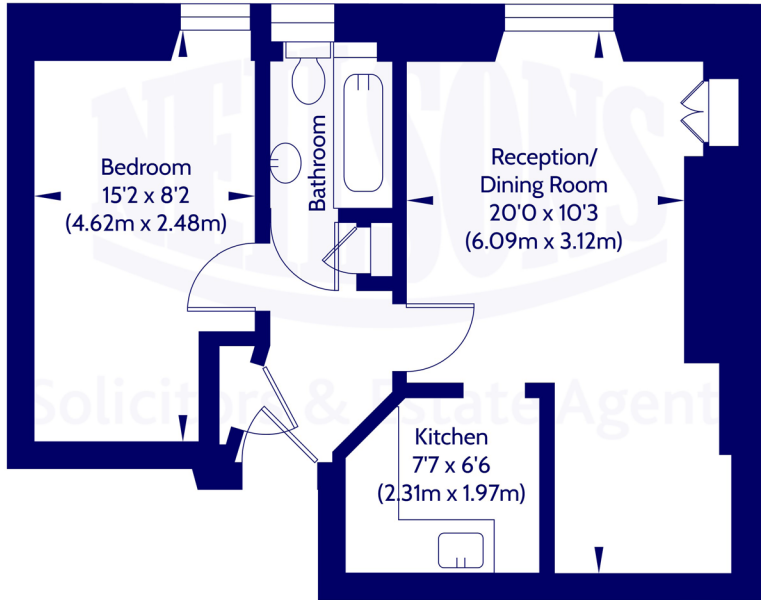


Ground Floor

Approx. Internal Area 39.86 Sq M / 429 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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