










Offers Over
£199,000

1A (1F1) Wheatfield Road

Gorgie | Edinburgh | EH11 2PS

Neilsons are delighted to bring to market this bright first floor flat, situated in the popular residential area of Gorgie to the west of the City Centre. With period features throughout and benefitting from upgrades including a refurbished bathroom, the property is close to excellent local amenities, within easy reach of the West End and Haymarket Railway Station and will undoubtedly appeal to first-time buyers and professionals.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - C



Description

The well proportioned accommodation briefly comprises entrance hallway with entryphone and two deep storage cupboards, south facing lounge with period features including decorative cornicing and ceiling rose, feature fireplace with tiled hearth and an Edinburgh press, handy boxroom which would make an ideal office/study, dining kitchen with pantry cupboard, double bedroom and stylish, refurbished bathroom.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven and fridge/freezer.

Gardens and Parking

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

Factoring

The stairwell is cleaned every two weeks by Edinburgh City Council at a cost of approximately £160 per year.

Viewing

By appointment through Neilsons (0131 625 2222).



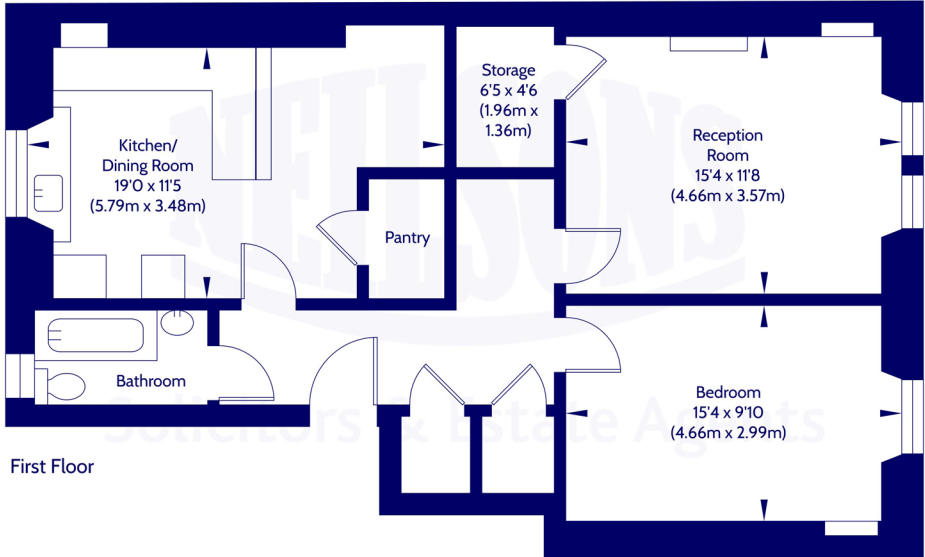


Location

Wheatfield Road is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's City Centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, 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, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants. Harrison Park and the Union Canal are also in close proximity.



Approx. Gross Internal Floor Area 70.63 Sq M / 760 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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