



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**14/9 WARDLAW STREET**

Gorgie, Edinburgh, EH11 1TR





Situated on the second floor of a traditional tenement building in Gorgie, this one-bedroom flat represents an ideally proportioned home for first-time buyers, professionals, couples, and rental investors alike, and it is presented with attractive, modern interiors and tasteful décor. The flat is conveniently positioned for easy access to nearby amenities, including shops, transport links, eateries, fitness and leisure facilities, and open spaces, as well as being just two miles from the very heart of the city.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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## FEATURES

- Traditional second-floor flat in Gorgie
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Open-plan living area with well-appointed, contemporary kitchen
- Generous and airy double bedroom
- Attractive, modern shower room
- Access to a good-sized communal garden
- Controlled on-street parking (Zone S6)









"THIS TRADITIONAL ONE-BEDROOM FLAT IN GORGIE IS PRESENTED IN A MOVE-IN CONDITION, AND IS SURE TO APPEAL TO A WIDE DEMOGRAPHIC."









EPC RATING:

D

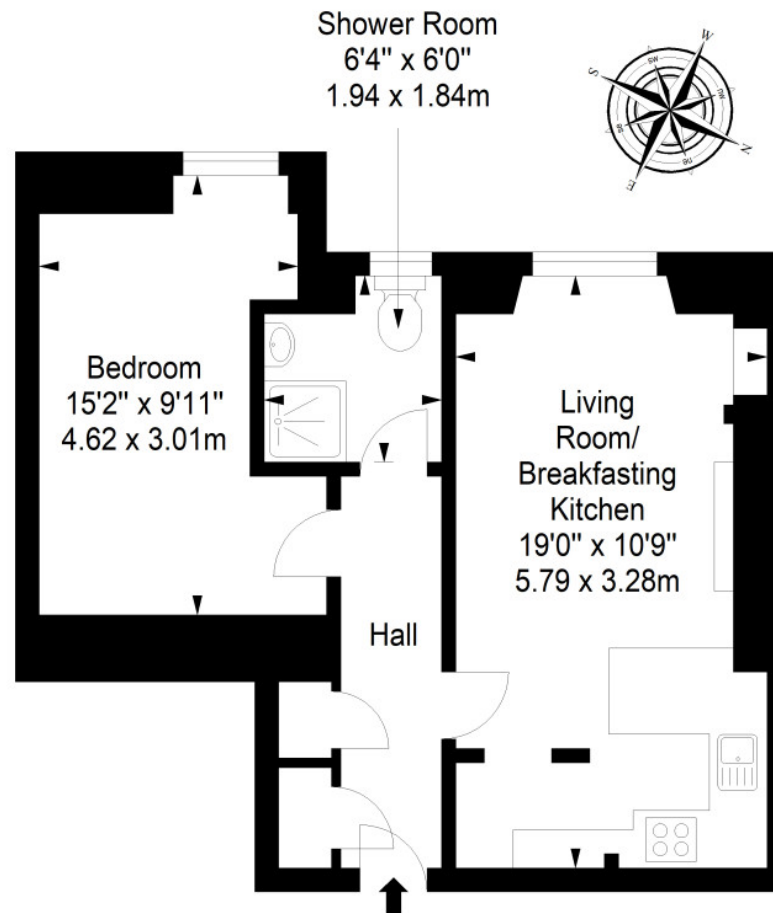
COUNCIL TAX BAND:

B

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Second Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 41.7 sq. metres (448.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.