










Offers Over  
**£135,000**

## 10/7 Wheatfield Place

Gorgie | Edinburgh | EH11 2PE

A bright, second floor flat situated in the popular residential area of Gorgie to the west of the City Centre. Freshly decorated, close to excellent local amenities and within easy reach of the West End and Haymarket Railway Station by way of good public transport, the property will undoubtedly appeal to first-time buyers, professionals or buy to let investors.

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



## Description

The accommodation briefly comprises a hall with entryphone system and storage cupboard, a bright lounge with a large window and shelved recess, open plan to the kitchen with a range of wall and base units, one bedroom with a storage cupboard and a newly fitted shower room.

The property further benefits from double glazing.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fixtures and fittings will be included in the sale along with the electric oven and hob, and washing machine.

## Gardens and Parking

There is access to a communal garden to the rear and ample on street permit/meter parking is available.

## Viewing

By appointment through Neilsons (0131 625 2222).



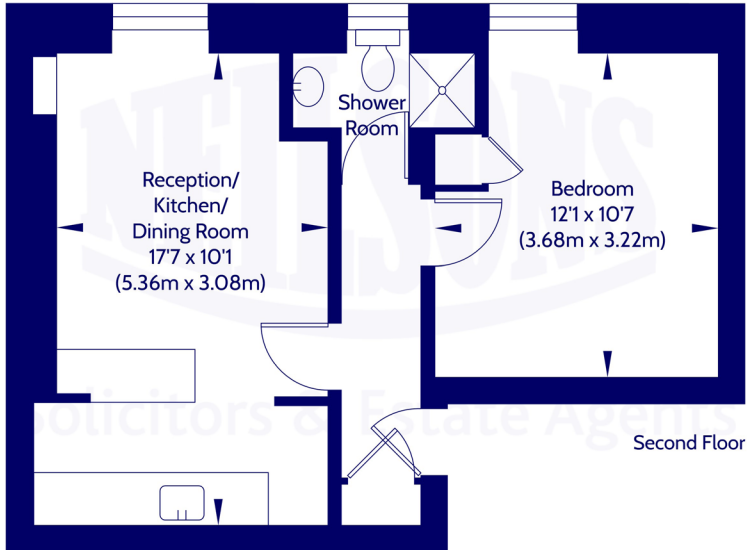


## Location

Wheatfield Place 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 35.89 Sq M / 386 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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