










Offers Over
£150,000

26/13 Wardlaw Place

Gorgie | Edinburgh | EH11 1UQ

In move in condition, this well presented third (top) floor flat forms part of a traditional tenement, situated in the popular residential area of Gorgie to the west of the City Centre. It is conveniently located close to excellent local amenities and transport links and it will no doubt 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 - B



Description

Quietly situated to the rear of the building, the accommodation briefly comprises of entrance hall with entryphone system and cupboard housing the boiler, a bright lounge with a leafy outlook, Edinburgh press and a recess offering space for a table and chairs, a modern kitchen with a range of units, a good size bedroom and a bathroom with shower over the bath.

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, under counter fridge with freezer compartment, washing machine and wardrobe.

Other items of furniture may be available by separate negotiation.

Gardens and Parking

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

Viewing

By appointment through Neilsons (0131 625 2222).





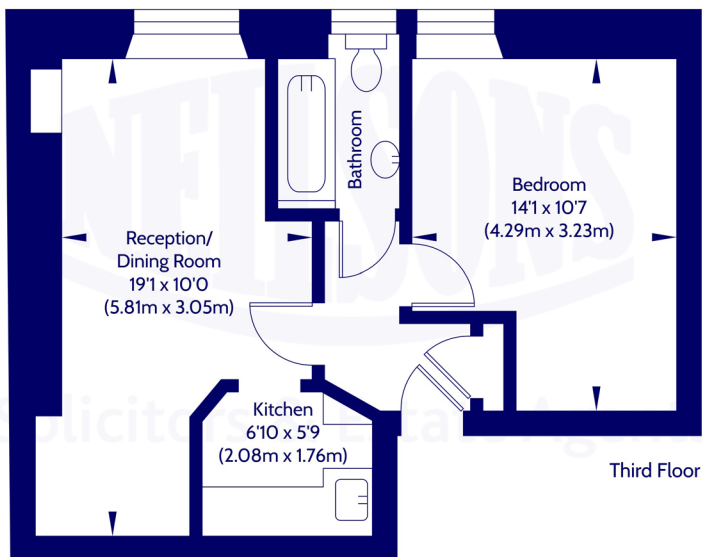
Location

Wardlaw 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 an 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 39.74 Sq M / 428 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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