



RALPH SAYER
SOLICITORS & ESTATE AGENTS

14 (1F1) Wardlaw Place

Gorgie, Edinburgh, EH11 1UE

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This one-bedroom first-floor flat forms part of a traditional tenement building in Gorgie and boasts newly renovated interiors, including a new kitchen and shower room, full re-plumbing, new double glazing, and fresh décor throughout, representing a desirable city home in a true move-in condition. Excellent amenities lie within easy reach of the property, such as shops (including supermarkets), transport links connecting across the city, sport and fitness facilities, and green space, including a number of parks.

Extras: All fitted carpets and fitted floor coverings, light fixtures and fittings and appliances will be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Property Summary

- Traditional first-floor flat in Gorgie
- Newly renovated, immaculate interiors
- Secure shared entrance and stairwell
- Spacious open-plan kitchen, living, and dining room
- Well-proportioned double bedroom
- Pristine, modern shower room
- Access to a shared garden
- Controlled on-street parking (Zone S6)
- New gas central heating system
- Newly fitted double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000





Spacious open-plan kitchen, living, and dining room and a well-proportioned double bedroom



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dream property!



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 **CHARTERED FIRM**

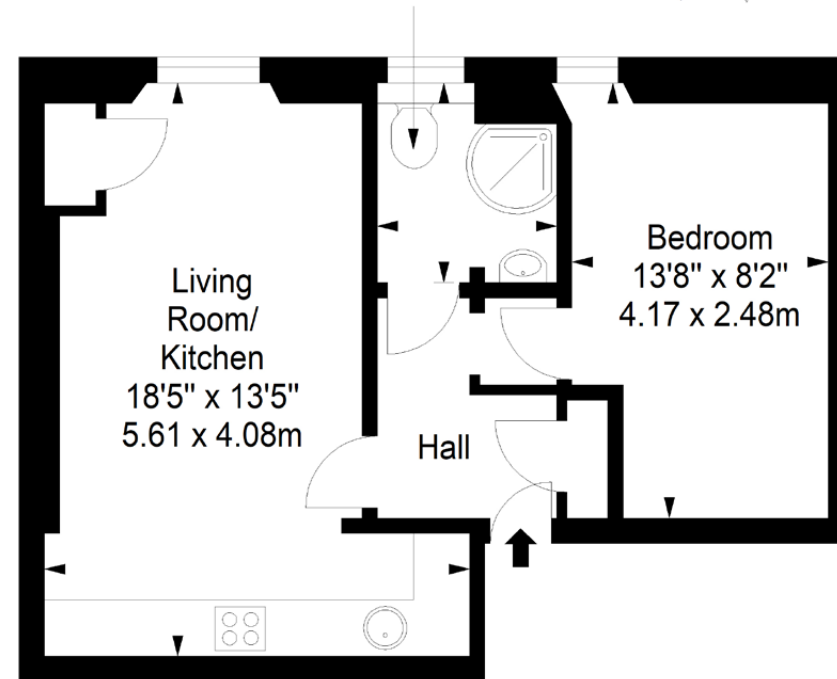
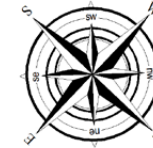
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 37.0 sq. metres (398.3 sq. feet)

Shower Room
6'5" x 5'9"
1.96 x 1.74m



Total area: approx. 37.0 sq. metres (398.3 sq. feet)