

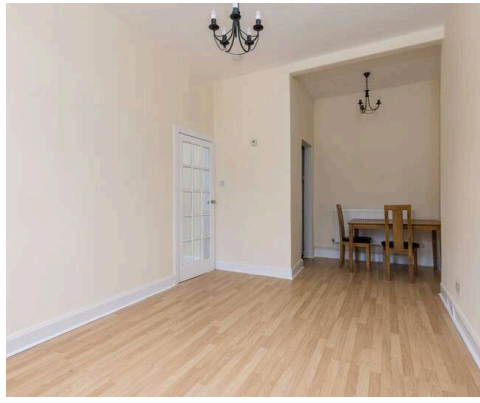
GORGIE

10/15 (3F3) WARDLAW PLACE  
EH11 1UB



EPC RATING: D

OFFERS OVER £145,000



## NEWLY UPDATED ONE BED TOP FLOOR FLAT IN POPULAR GORGIE

This great flat is ready to move into having been freshly decorated with upgraded double glazed windows and boiler, making it a perfect home for first time buyers or investors. Located minutes from all the amenities of Gorgie & Slateford Roads, with excellent transport links into the city centre.

### VIEWING

Sun 2 - 4pm or by appt tel 0131 446 6850

### Property Description

- Hall with large storage cupboard & coat hooks
- Bright & spacious living/dining room with Edinburgh press, laminate flooring and area for dining
- Kitchen hidden away with good range of high gloss units, new worktop, new hob & appliances
- Good sized double bedroom with amazing wooden fitted storage, further high level storage and cupboard housing the boiler
- Bathroom with walk in shower cubicle, sink, wc & marble effect wet wall panelling
- Gas central heating from Worcester combi boiler replaced 6 years ago
- Double glazed windows replaced 10 years ago with extra sound proofing
- Well maintained stair - recent roof & gutter repairs completed
- Communal rear garden

Living/dining room 17'8 x 9'11 (5.38 x 3.02m)

Bedroom 1 9'6 x 8'9 (2.90 x 2.67m)

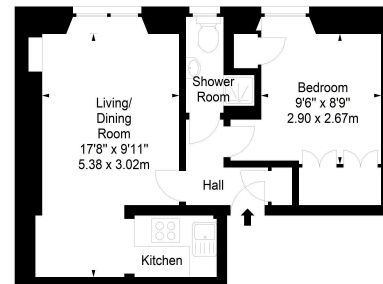
### Contact:

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 Midlothian, EH11 1UB



Approx. Gross Internal Area  
 396 Sq Ft - 36.79 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2024



Third Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

