










Offers Over

**£135,000**

## 14/14 Wardlaw Street

Gorgie | Edinburgh | EH11 1TR

A superb opportunity has arisen to acquire this bright and airy top floor one bedroom flat forming part of a traditional tenement situated in the heart of Gorgie. Close to excellent shops and services, commuting links and within easy reach of the City Centre. The property will undoubtedly appeal to first time buyers, professionals and buy-to-let investors. Viewing suggested.

-  1 beds
-  1 public
-  1 bathroom
-  Shared garden
-  On-street permit/metered parking
-  EPC Band - F
-  Council Tax Band - B



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; inviting entrance hallway, open-plan lounge/kitchen/diner with integrated and freestanding white goods, tiling in splash areas, Edinburgh press cupboard and a large pantry cupboard, good sized double bedroom with fitted wardrobes and shelving and an Edinburgh press cupboard, partially-tiled W/C, and a fully-tiled shower room.

Further benefits include a secure door entry system, electric heating and double glazing (fitted August 2024) throughout.



## Extras

Selected fixtures and fittings, including; integrated electric hob and oven, freestanding fridge-freezer and washing machine, fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property offers a sizeable communal garden to the rear and on street permit/metered parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





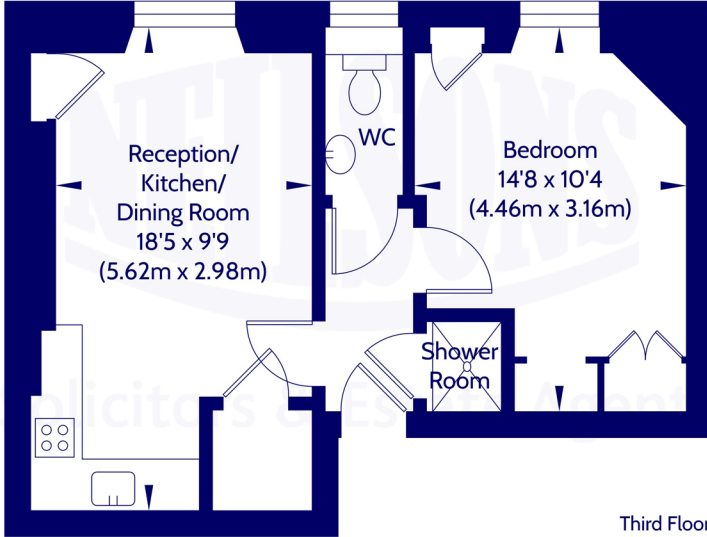
## Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the citybypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores, 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 cinema, Nuffield Health, Genting Casino, Tenpin bowling alley and an excellent range of restaurants, bars and pubs.





Approx. Gross Internal Floor Area 36.06 Sq M / 388 Sq Ft.



Third Floor

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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