



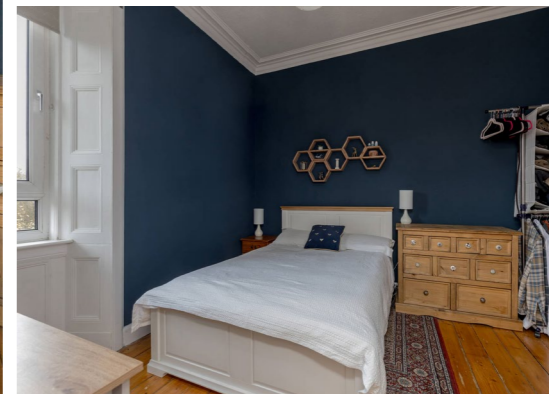
15/14 (3F4) Wardlaw Street,
Gorgie, Edinburgh, EH11 1TN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room /dining room.
- Modern fitted kitchen with appliances.
- Good sized double bedroom.
- Open outlook to rear.
- Bathroom with shower.
- Electric heating.
- Double glazing.
- Original features.
- Communal gardens to the rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented top floor flat situated within a traditional tenement building in the vibrant Gorgie district of the city, within walking distance of an excellent range of local amenities and a short journey to the West of Edinburgh City Centre. The open green spaces of Saughton Park and Rose Gardens and Harrison Park, the Union canal and cycle route are all a comfortable walk away. The property would make an ideal purchase for a first time buyer/young couple

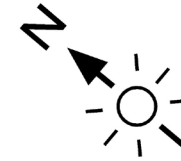
LOCATION

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 city-bypass 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.

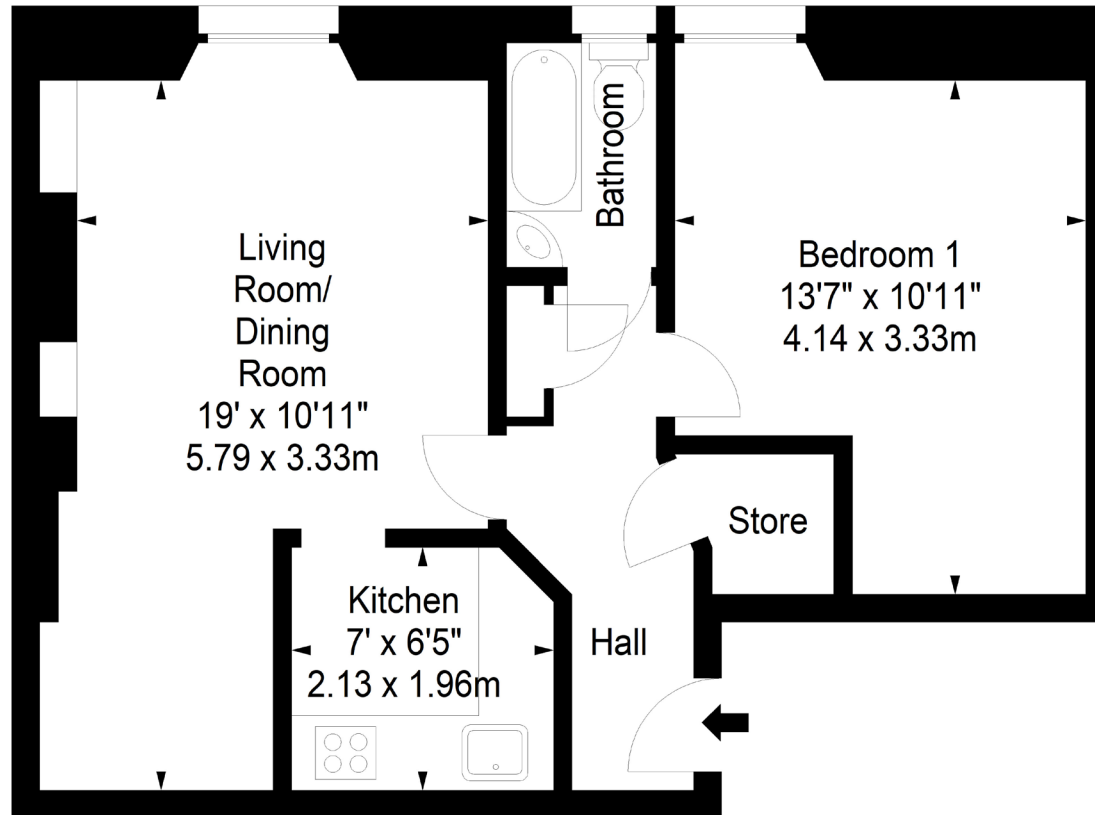
COUNCIL TAX BAND B
TRAIN STATION APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER.

Wardlaw Street,
Edinburgh, EH11 1TN



Approx. Gross Internal Area
489 Sq Ft - 45.43 Sq M
For identification only. Not to scale.
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Third Floor



ENERGY PERFORMANCE
CERTIFICATE RATING E

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.