

GORGIE

5/11 WHEATFIELD STREET  
EH11 2NZ



EPC RATING: C

OFFERS OVER £145,000



## STYLISH & COLOURFUL ONE BED SECOND FLOOR FLAT IN POPULAR GORGIE

With its contemporary kitchen & bathroom fittings, this spacious one bedroom flat is ready to move into and would make an ideal home for a first time buyer, student or an investor. Located in the centre of the up and coming area of Gorgie, the flat has excellent transport links including the numerous bus services both into and out of town, together with the tram at nearby Murrayfield. There are a great range of supermarkets, coffee shops & bars on the doorstep with easy access to gyms & leisure facilities. The Roseburn Path and Water of Leith area also close by for cycling enthusiasts & walkers.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Spacious open plan sitting room with dining recess and lots of space for relaxing & entertaining, open shelving, a window seat and storage cupboard
- Stunning contemporary matt grey kitchen units with black handles, small breakfast bar & appliances
- Large double bedroom with good range of fitted wardrobes
- Updated modern bathroom with bath with electric shower
- over, sink, wc & heated towel rail
- Gas central heating from Worcester combi boiler fitted 6 years ago
- Upvc double glazed windows in wooden surrounds
- Communal rear garden
- On street permit parking

### AREA

Gorgie is a popular area with first time buyers and investors alike, situated around 2 miles south west of the city centre. There are an excellent range of supermarkets available, including Aldi, Sainsbury and Scotmid, together with Asda and M&S at nearby Chesser. There are a good range of cafes and bars along Gorgie Road and further into town at Dalry Road which has become a foodie destination over recent years due to its wide array of restaurants. Fountainpark is a short bus ride away with its cinema complex, bars and a good range of eateries. The area is also home to a wide variety of gym and sporting facilities, including Tynecastle and Murrayfield Stadiums. Numerous bus services run along the main road both into & out of town, the tram stop at Murrayfield is a short walk away and there is easy access out to the city bypass and the motorway network beyond. Edinburgh airport, Heriot Watt & Napier Universities, the Gyle Shopping Centre and Edinburgh Park are all an easy bus

ride away too.

### EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, integrated microwave, undercounter fridge and freestanding washing machine are included in the sale.

### HOME REPORT VALUATION

£150,000

Sitting/dining room	19'1 x 10'4 (5.82 x 3.15m)
Kitchen	7'6 x 6'6 (2.29 x 1.98m)
Bedroom 1	10'5 x 10' (3.17 x 3.05m)

### Contact:

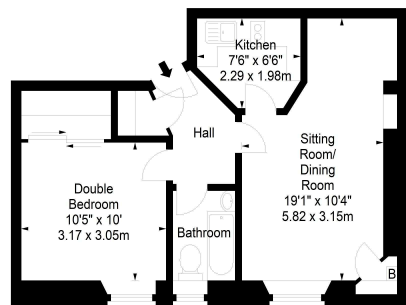
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without 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.

Wheatfield Street,  
Edinburgh, EH11 2NZ



Approx. Gross Internal Area  
460 Sq Ft - 42.73 Sq M  
For identification only. Not to scale.  
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Second Floor

