










Fixed Price

**£155,000**

## 16/3 Wardlaw Place

Gorgie | Edinburgh | EH11 1UE

This ground-floor flat is an ideal choice for first-time buyers, offering a stylish, low-maintenance living space with the added benefit of a private courtyard garden at the front. Nestled in a well-connected area, it provides convenient access to a host of local amenities and various travel options around the city

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Permit Parking
-  Private Front and Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

Upon entering the flat, you're greeted by a welcoming hallway with built-in storage, ensuring ample space to keep everyday items neatly organized. The hallway leads into an open-plan living area that seamlessly combines modern style and practicality. The contemporary fitted kitchen features sleek white wall and base units, complemented by stylish flooring that flows throughout the space. The reception area benefits from a front-facing aspect, creating a bright and inviting atmosphere, perfect for relaxing or entertaining.

The property includes a generously sized double bedroom, complete with spacious built-in wardrobes and additional storage, offering excellent organization for clothing and personal items. The bathroom is thoughtfully designed with a clean, white two-piece suite and a convenient shower over the bath. Additionally, there is a separate WC, adding further practicality to the layout.



## Extras

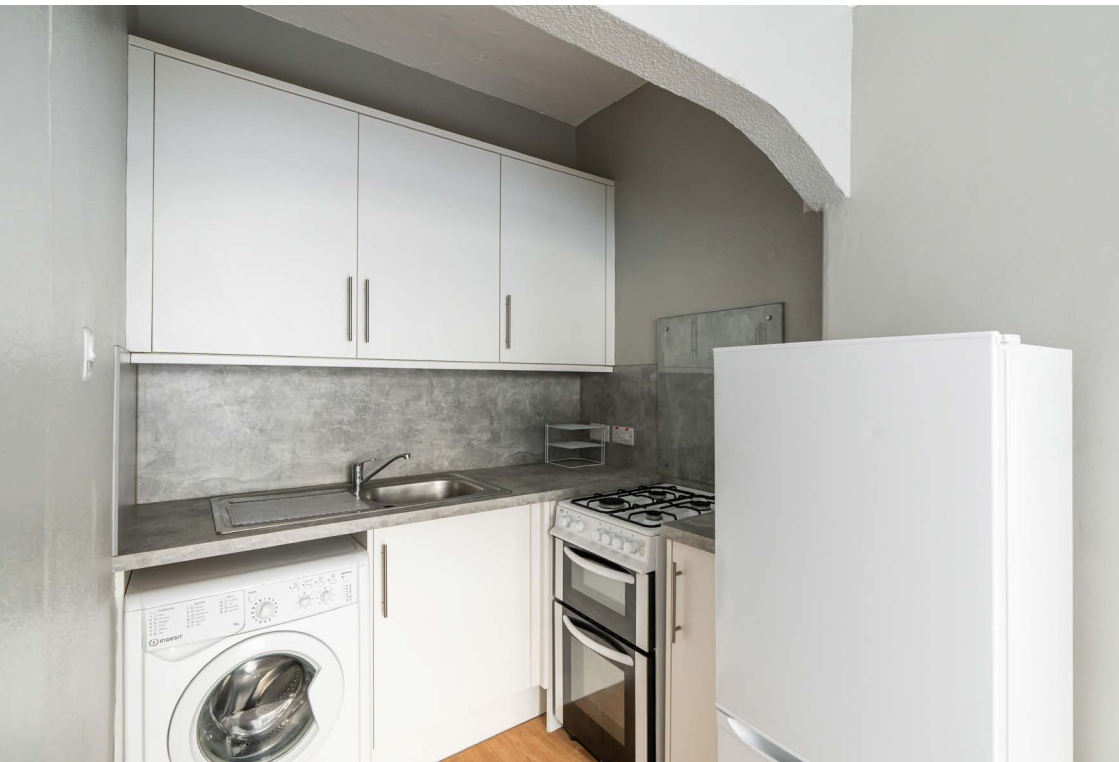
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Items of furniture in the property can be included in the sale price.

## Gardens & Parking

Outside, the flat enjoys an enclosed private patio at the front, an ideal spot for outdoor seating or small garden features. Residents also have access to a communal garden, enhancing the outdoor space available. For parking, there is permit-based on-street parking for residents, along with metered parking options for guests or additional vehicles, ensuring convenience for both homeowners and visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.







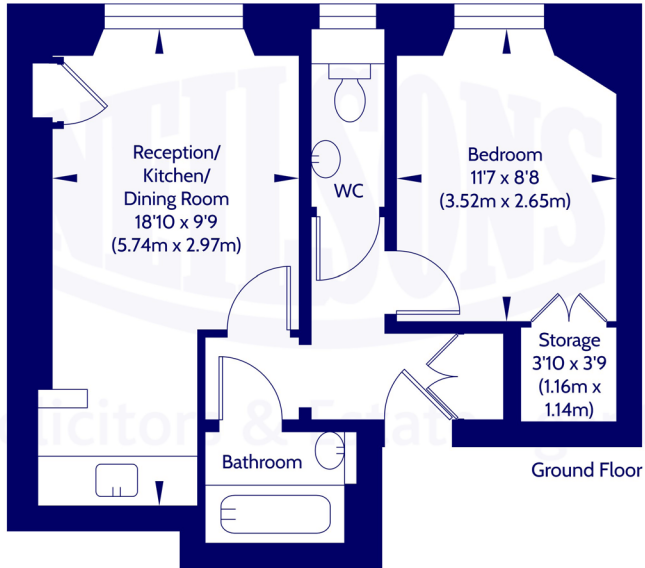
## Location

Wardlaw Place is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's City Centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, 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, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants. Harrison Park and the Union Canal are also in close proximity.





Approx. Gross Internal Floor Area 36.11 Sq M / 389 Sq Ft.



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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