



26/2 WARDLAW PLACE

Gorgie, Edinburgh, EH11 1UQ



1

Public Room



1

Bedrooms



1

Bathroom



26/2 WARDLAW PLACE

This charming one-bedroom ground-floor tenement flat enjoys tasteful neutral interiors with classic period detailing and modern open-plan living. Additionally, there is access to both private and shared gardens, as well as controlled on-street parking that prioritises residents. Located in central Gorgie, the flat offers a prime city setting with fantastic amenities and frequent bus links on the doorstep, and is within walking distance of rail and airport tram links. Altogether, it presents a highly appealing option for first-time buyers, professionals, and those seeking a rewarding property investment in the capital.





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RATING

B

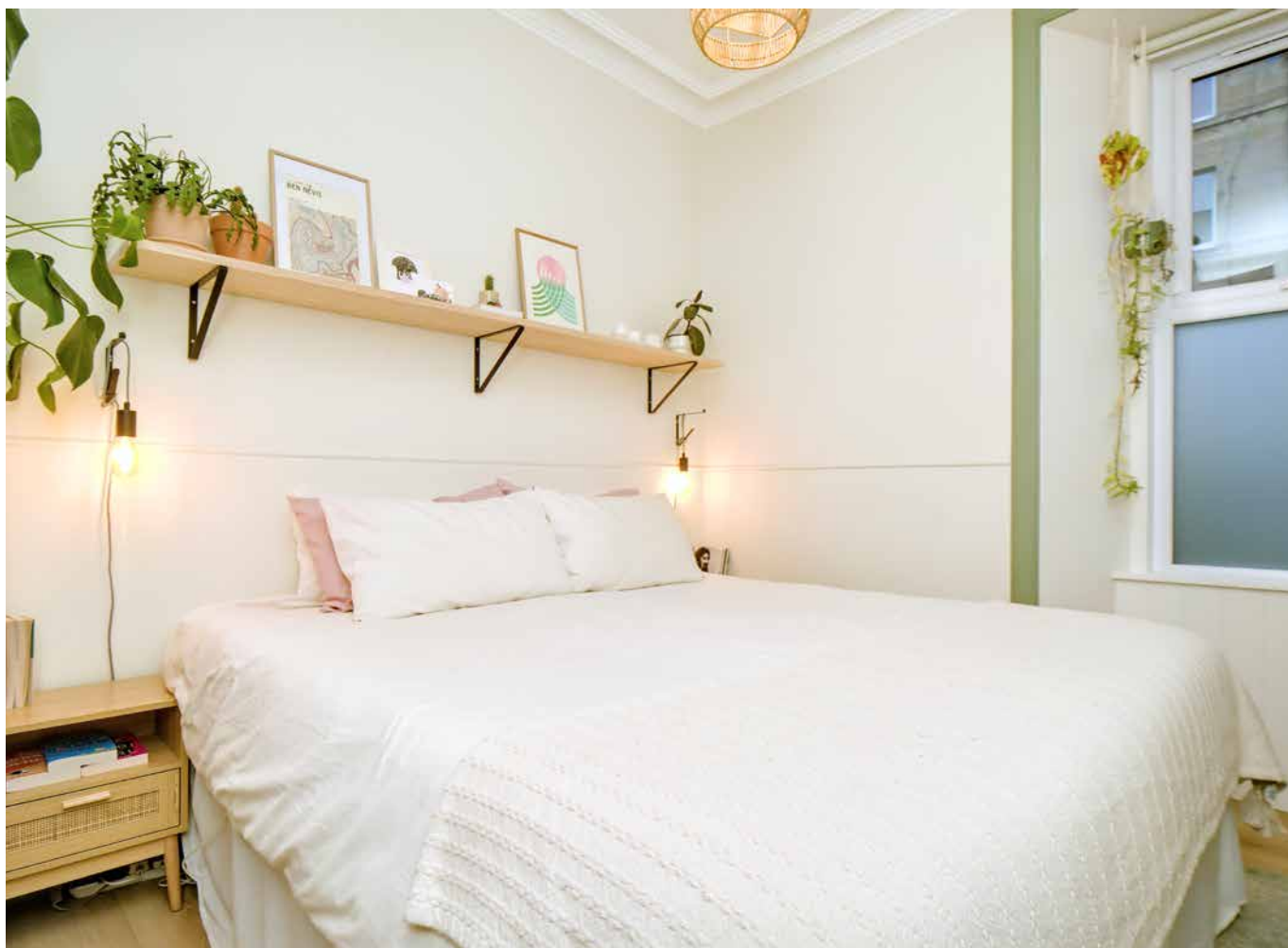
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Ground-floor tenement flat in a prime city location
- Tasteful neutral interiors with period features
- Communal vestibule with secure entry
- Entrance hall
- Bright open-plan reception room and modern kitchen (with deep storage)
- Spacious double bedroom
- Bright bathroom with shower-over-bath
- Private front garden and shared rear garden
- Controlled on-street parking (permit zone S6)
- Gas central heating via recently installed boiler (2024)

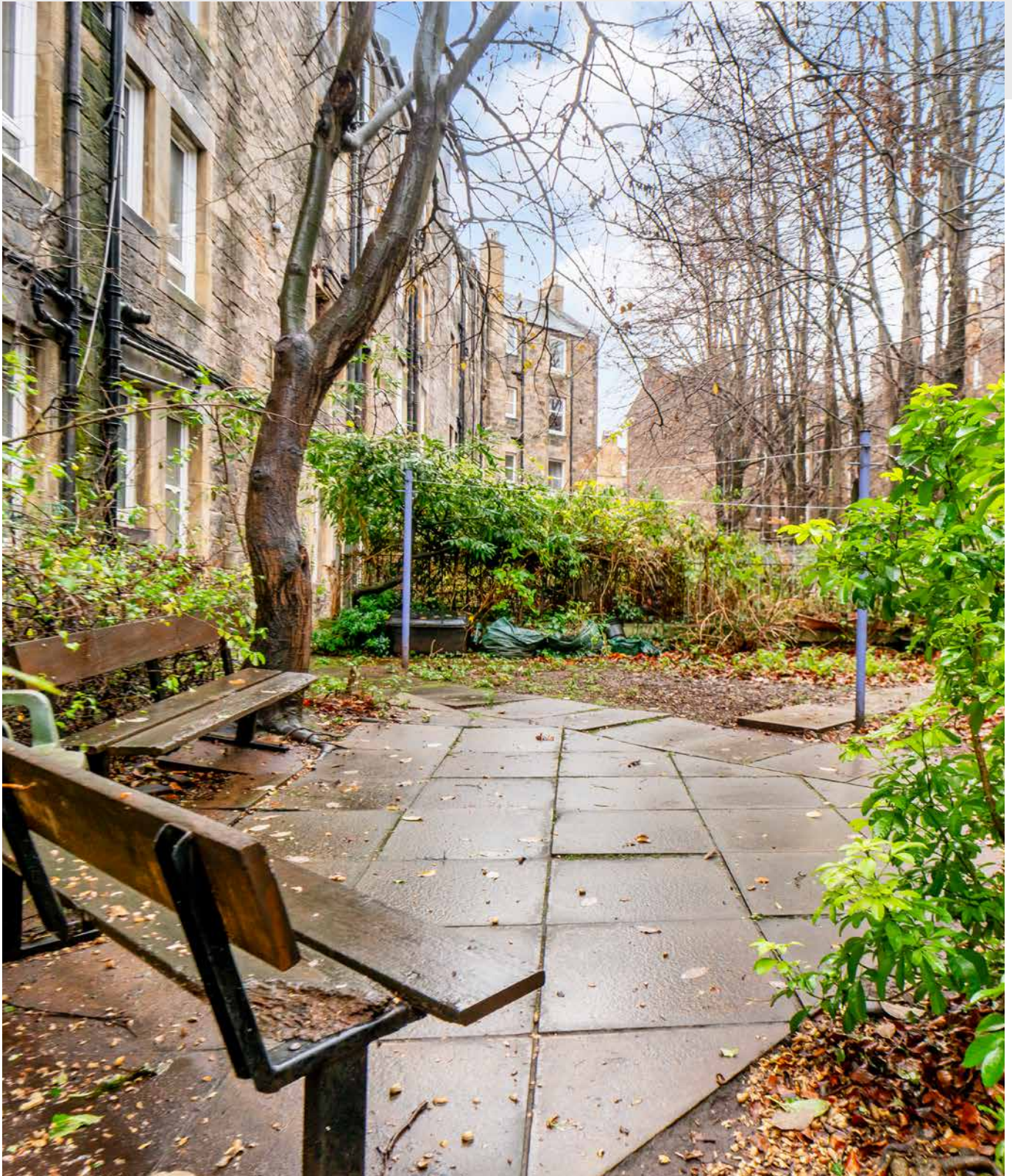






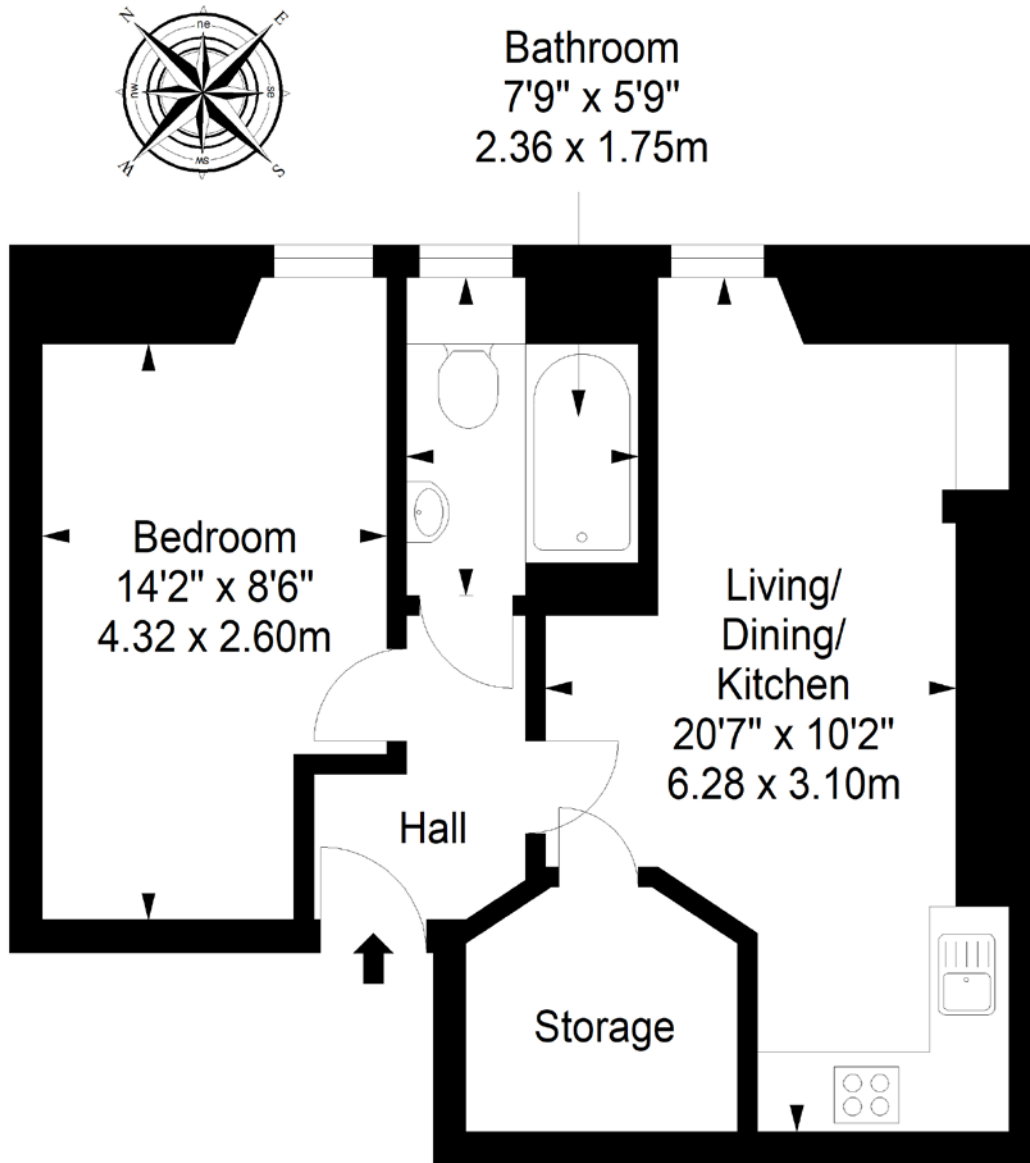


Extras: Included in the sale are the washing machine, cooker and fridge/freezer.



Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 41.0 sq. metres (441.3 sq. feet)

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