



# 26/3 WARDLAW PLACE

Gorgie, Edinburgh, EH11 1UQ



1  
Public Room



1  
Bedrooms



1  
Bathroom

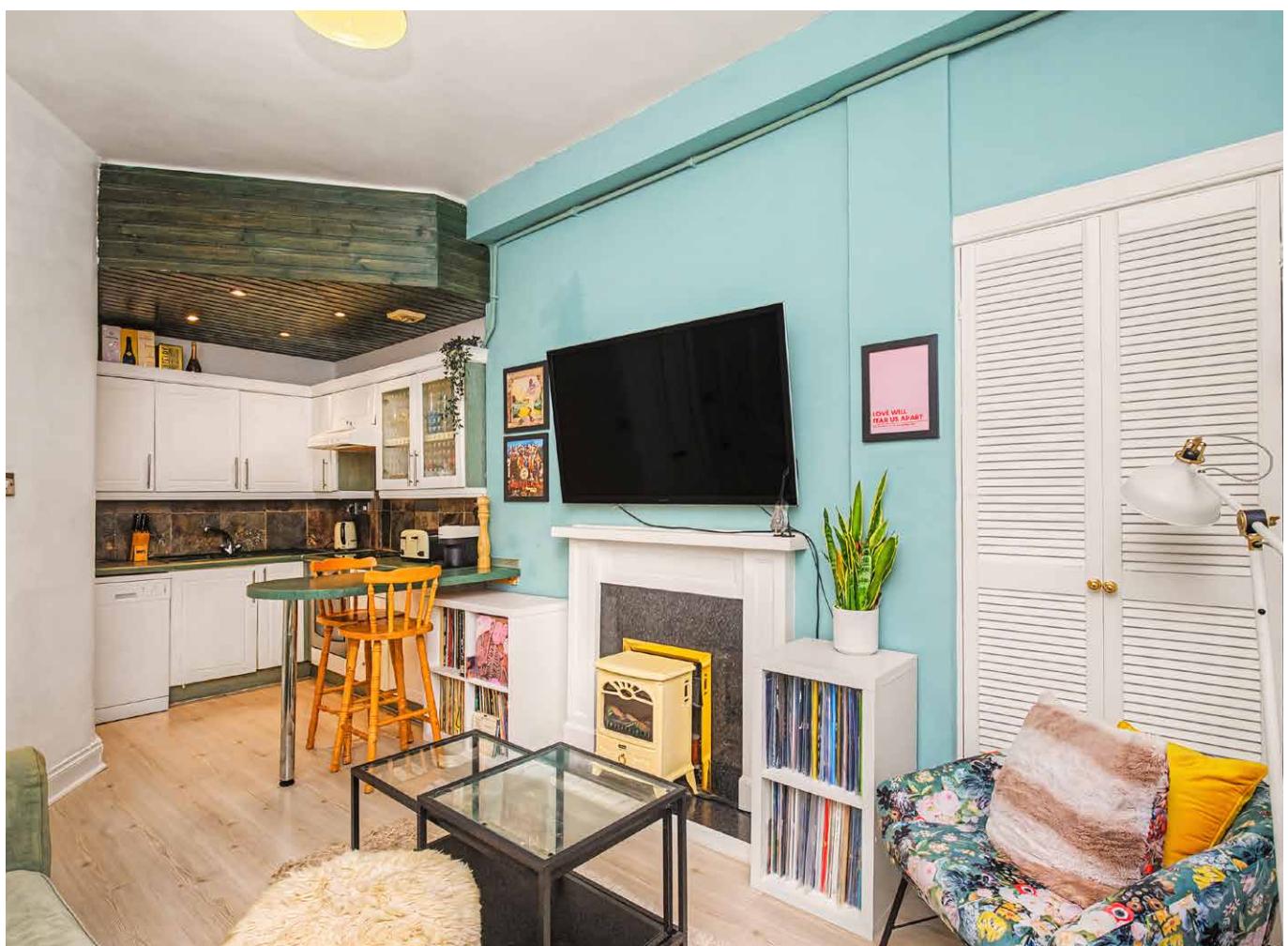


## 26/3 WARDLAW PLACE

This traditional one-bedroom ground-floor flat is a charming residence which is perfect for city professionals, couples, first-time buyers, and downsizers alike. It features attractive interiors that are lightly decorated and includes a stylish open-plan living room with a well-appointed breakfasting kitchen. It also has a utility room for storing freestanding appliances, as well as a fashionable one-piece shower room (fitted with an overhead rainfall shower) and a separate two-piece WC. Externally, it benefits from a private front garden and access to controlled permit parking.

Situated in Gorgie, the property has a sought-after location too. It is just a brief walk from the thriving amenities, which include a choice of supermarkets and a varied selection of popular eateries. There are also nearby bars and cafes, as well as various gyms. Regular bus links are a stroll away too, connecting to the city centre in roughly 10 minutes. It is a fantastic location that is very popular with a wide demographic of buyers.



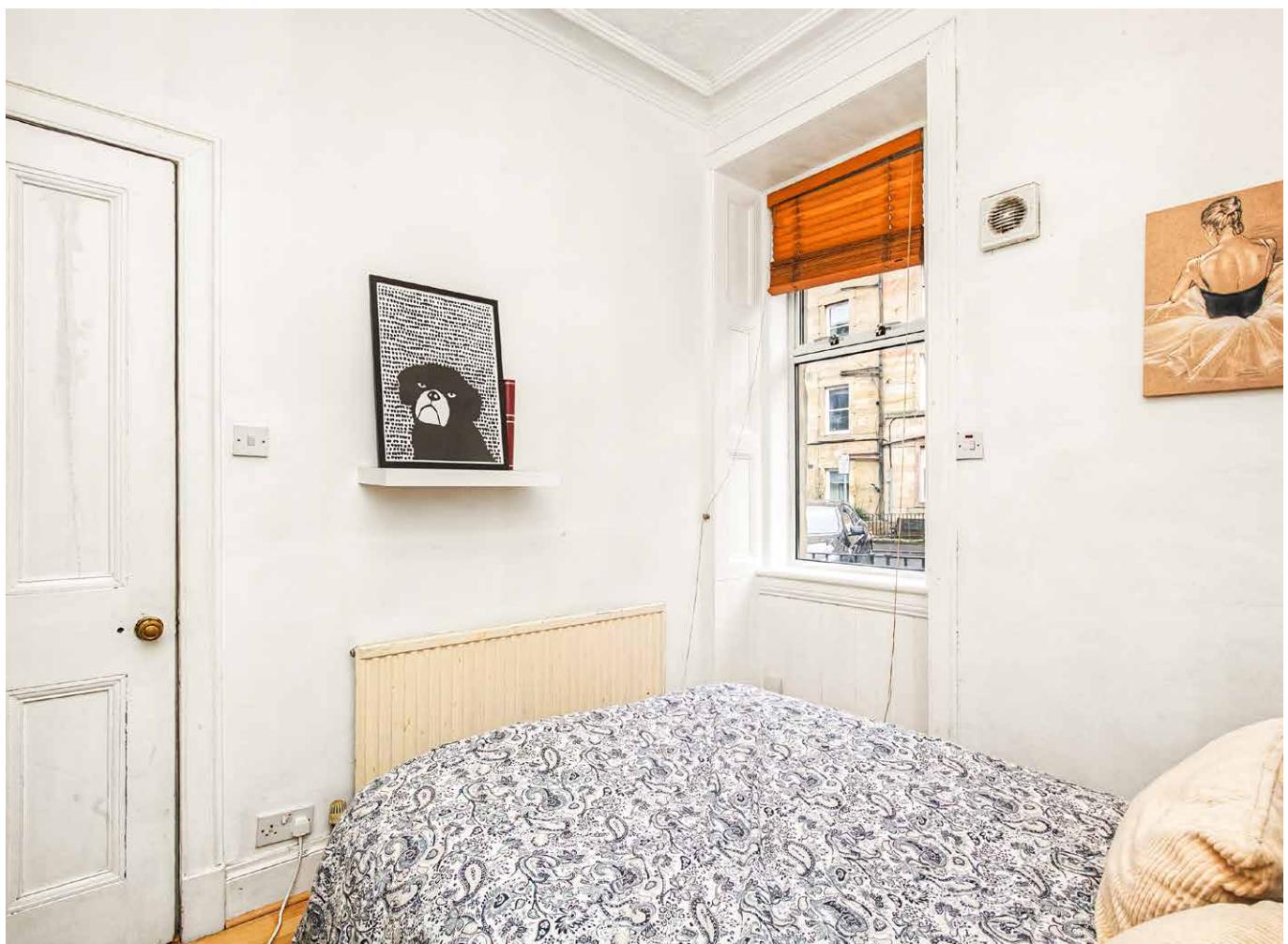


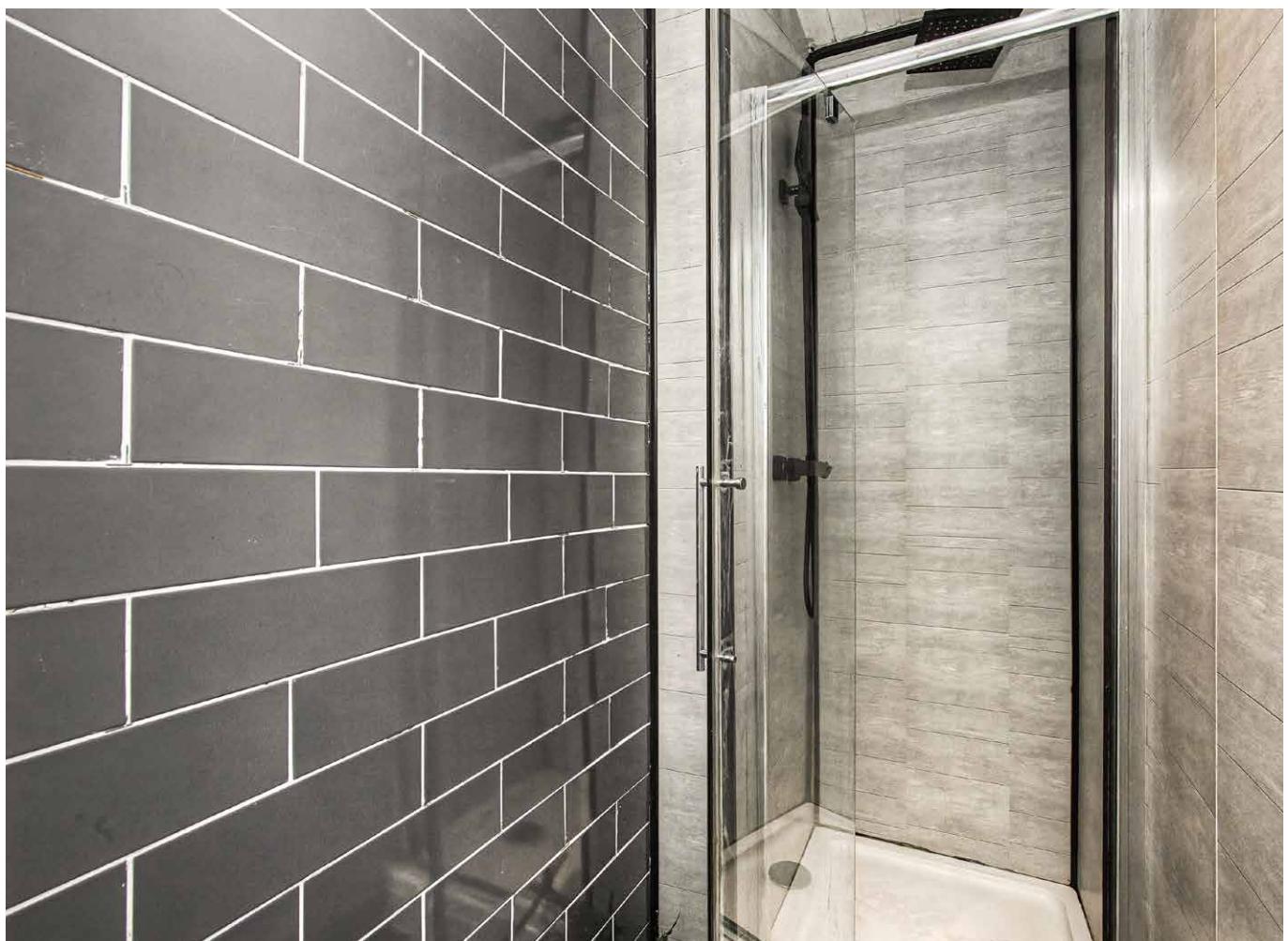
**C**EPC  
RATING**B**COUNCIL  
TAX BAND**VIEWING**By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Ground-floor flat with lightly decorated interiors
- Part of a traditional tenement building
- Desirable location in popular Gorgie
- Welcoming entrance hall
- Open-plan living room/breakfasting kitchen
- Separate utility room for laundry
- Double bedroom with fitted wardrobe
- Contemporary 1pc shower room
- Separate 2pc WC
- Private, low-maintenance front garden
- Controlled permit parking (Zone S6)









Extras: The sale includes the oven, ceramic hob, extractor hood, dishwasher and washing machine, whilst other appliances are available by separate negotiation.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

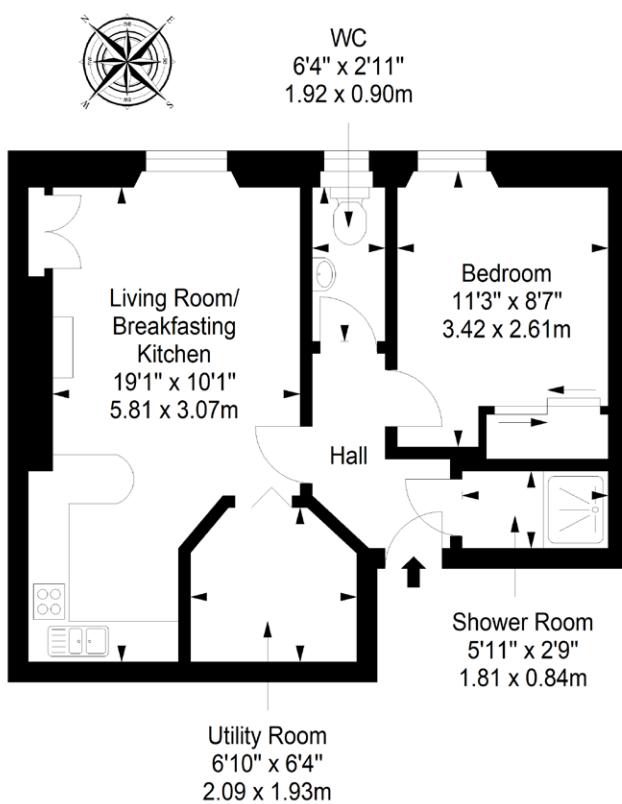


# GORGIE, EDINBURGH

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. The area is served by excellent city bus links, the tram line, and the closest train station (Slateford), which offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to the Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.

## Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 38.1 sq. metres (410.1 sq. feet)

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