



20/12 Wardlaw Street,  
Gorgie, Edinburgh, EH11 1TP

CALL US ON 0131 447 4747



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- Shared secured entry.
- Reception hall with storage.
- Attractive open plan living room/kitchen with appliances.
- Generously proportioned double bedroom with fitted wardrobes.
- Freshly presented contemporary fitted shower room & separate WC.
- Gas central heating.
- Double glazing.
- Original features.
- Communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A bright and well-presented South-West facing second floor flat situated 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 Edinburgh City Centre. The light and airy property would make an ideal purchase for a first time buyer or perhaps letting purposes.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

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

## LOCATION

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.

EXTRAS:  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, WASHING MACHINE AND FRIDGE.





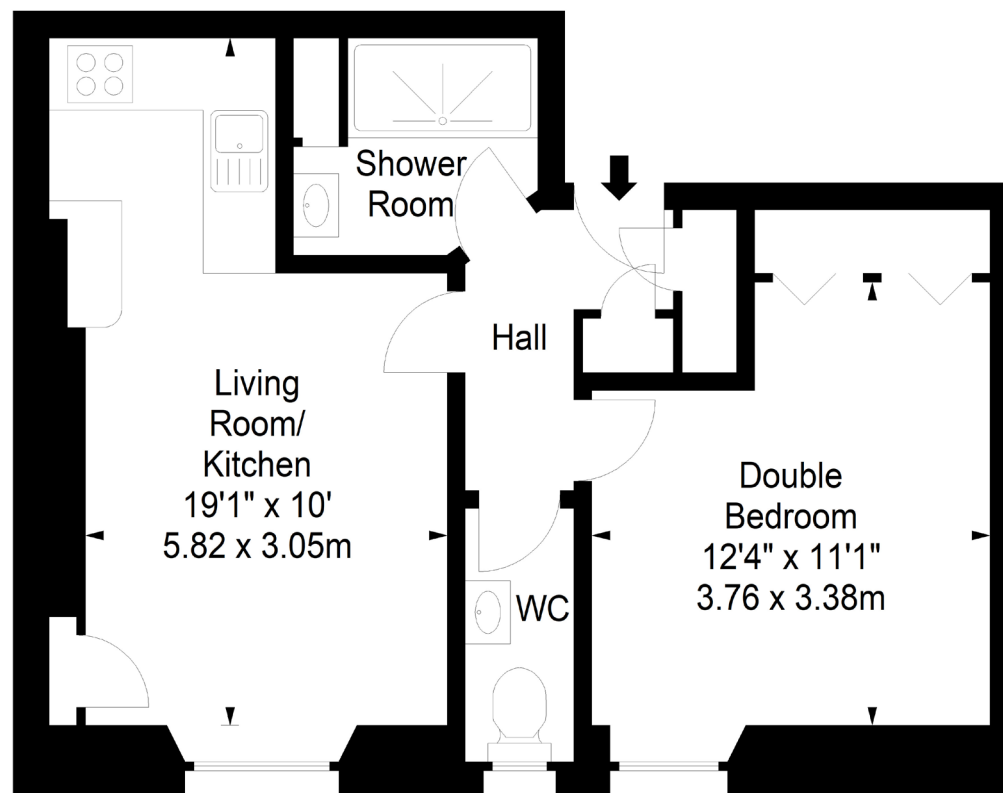
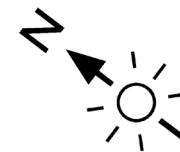


ENERGY PERFORMANCE  
CERTIFICATE RATING C

Wardlaw Street,  
Edinburgh,  
Midlothian, EH11 1TP



Approx. Gross Internal Area  
446 Sq Ft - 41.43 Sq M  
For identification only. Not to scale.  
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Second Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.