



Gorgie, Edinburgh

6/6 WARDLAW STREET, EDINBURGH EH11 1TS

A bright and well presented, one bedroom, first floor flat, with a light and neutral decor throughout, modern fixtures and fittings, and within easy commuting distance of the city centre.





DESCRIPTION

This well presented one bedroom flat in a connected location which provides residents with easy access to a wide range of amenities and cultural attractions.

- First Floor Flat in Sandstone Tenement
- Entrance Hall
- Bright Sitting/Dining Room
- Modern, Fully-Integrated Open-Plan Kitchen
- Utility Cupboard Housing Hot Water Boiler
- Good-Sized Double Bedroom
- Shower Room
- Bright, Neutral Decor Throughout
- Double Glazing Throughout

LOCATION

The property is in the popular district of Gorgie, situated approximately 1.5 miles from Edinburgh City Centre. The vibrant Gorgie Road offers an abundance of excellent amenities on the doorstep, including a large Sainsbury's and Aldi, as well as specialist shops, cafes, restaurants, and authentic bars. The City Centre is walkable as is Fountain Park, which features a multi-screen cinema, fitness centre, and several restaurants. Both the Water of Leith Walkway and Union Canal Towpath can be accessed via a short walk offering waterside strolls and traffic free routes into Edinburgh City Centre and out of town. There are regular bus services to the city centre and surrounding areas of the city, with Balgreen tram stop also nearby, facilitating seamless access to Edinburgh Park and Edinburgh International Airport. Napier and

Heriot-Watt universities and Edinburgh College, are all easily accessible. For the motorist, the A71 leads directly to the City Bypass with quick links to the M8/9. Scotrail services can be found nearby at Haymarket Station.

EXTRAS

Blinds, light fittings, floor coverings, integrated oven, hob, fridge, dishwasher and washing machine are included in the sale.

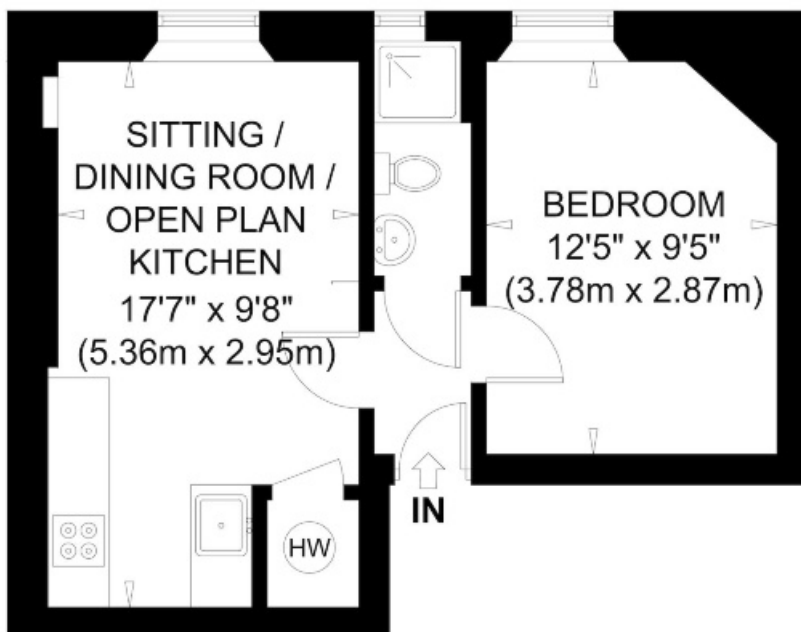
COUNCIL TAX BAND

Band B

VIEWINGS

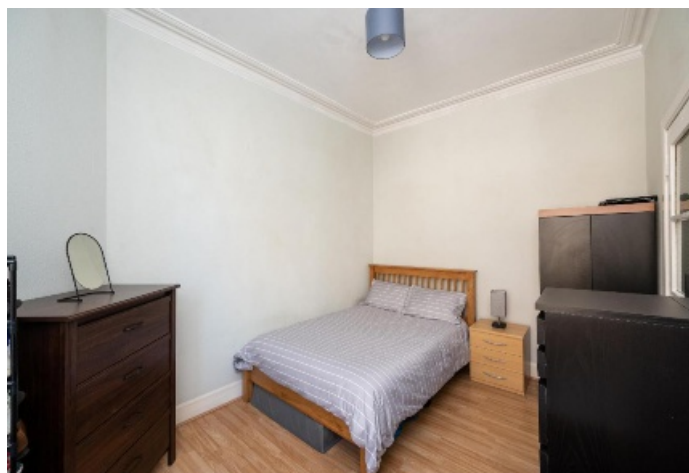
By Appointment with Agents. Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 32.1 SQ M / 345 SQ FT

WARDLAW STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 32.1 SQ M / 345 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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