



Offers Over
£140,000

9/3 Wardlaw Street

Gorgie | Edinburgh | EH11 1TL

This attractive, well presented ground floor flat with private section of garden to the front, forms part of a well kept traditional tenement in the heart of Gorgie, within excellent reach of the city centre with an extensive range of amenities on hand together with great transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Permit/metered parking
-  EPC Rating – D
-  Council Tax Band - B



Description

Ideal purchase for the 1st time buyer or rental investor, the light and neutral accommodation comprises; entrance hallway with storage provisions, good sized lounge/diningroom with modern kitchen located off, fitted with a range of wall and base units with built-in electric hob, oven and hood. An attractive double bedroom benefits from a sizeable walk-in wardrobe and the extensively tiled stylish bathroom comprises of a white three piece suite with shower over bath. Further benefits include a secure entryphone system and gas central heating with combi boiler.



Extras

All the light fittings and curtains shall be included in the sale together with the built-in hob/oven/hood, washing machine and fridge.

Gardens and parking

There is a communal garden located to the rear of the building and for the car owner, permit and metered parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's city centre. There are several excellent bus services on Gorgie Road leading to many parts of the city, including one to the Royal Infirmary of Edinburgh. The location is ideal for the commuter with the citybypass just a short drive away, linking Scotland's main central motorway network system. Haymarket train station is also within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Aldi and a large Sainsbury's, as well as specialist shops, DIY stores, 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 cinema, Nuffield Health, Genting Casino, Tenpin bowling alley and an excellent range of restaurants, bars and pubs.

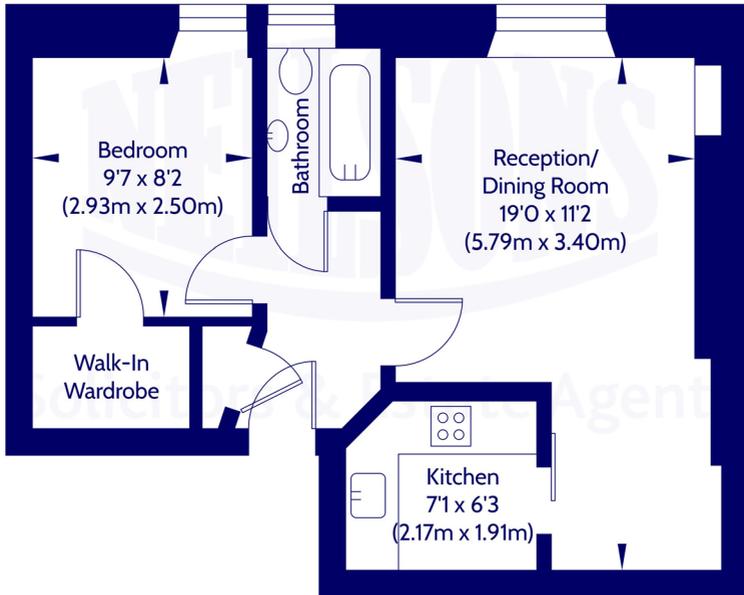


Ground Floor

Approx. Internal Area 39.72 Sq M / 428 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

