

**10, 3F1 Wheatfield Place  
Edinburgh EH11 2PE**

**Offers Over £135,000**

- Large kitchen/living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Large double bedroom with fitted wardrobes
- Shower room fitted with two-piece suite and electric walk in shower
- Electric heating and double glazing throughout
- Communal garden to rear
- Residents on-street parking



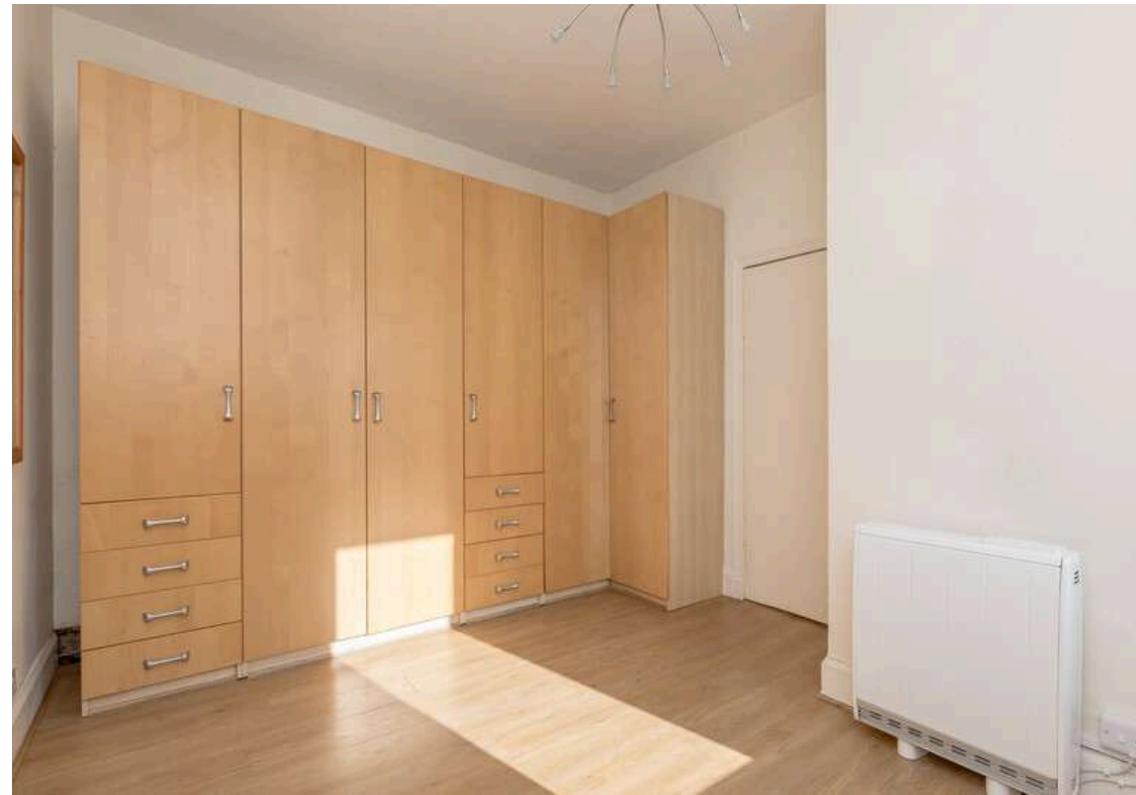
## Flat

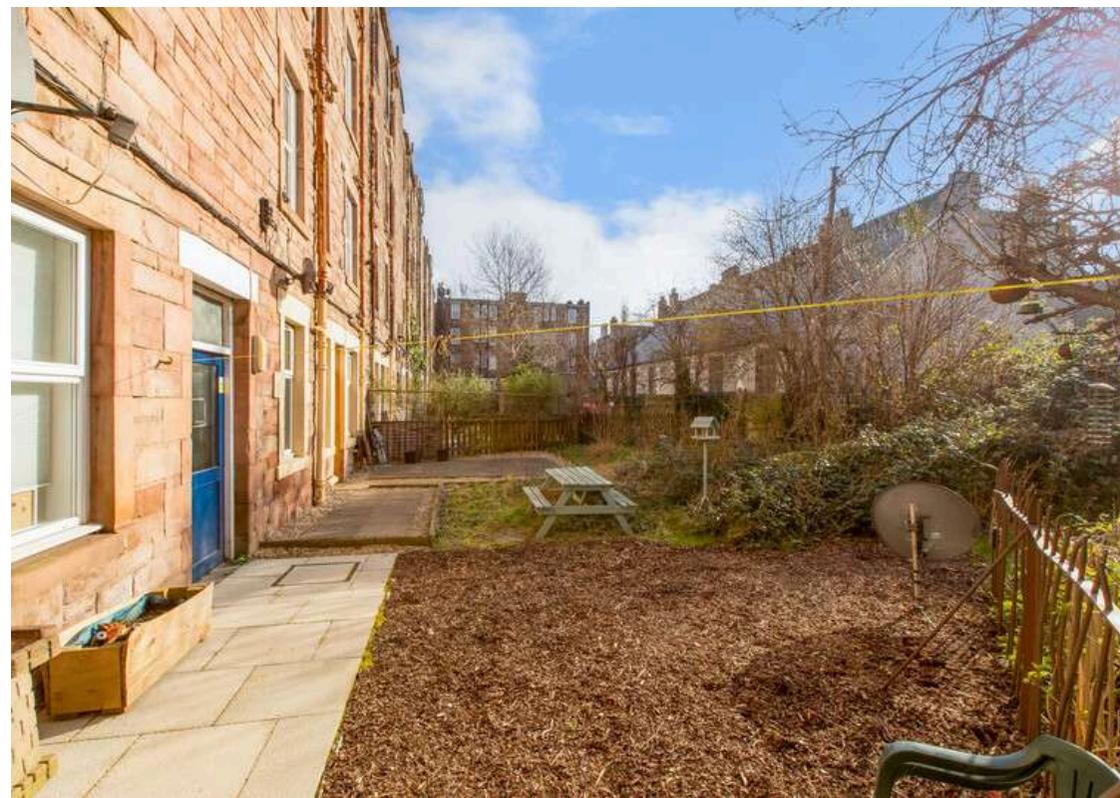
Blair Cadell are delighted to bring to market this top floor tenement flat in the heart of Gorgie. The property is well placed with swift access to the city centre and will appeal to the first time buyer or buy to let investor.

The accomodation comprises of an entrance hallway with a useful large storage cupboard and access to the loft. Well proportioned living/dining/kitchen. Kitchen area has a range of floor mounted units, electric hob and oven and whitegoods which are included in the sale. There is a double bedroom with large fitted wardrobes offering plenty of useful storage space. Shower room with a two-piece suite and electric walk in shower. Electric heating and double glazing throughout. A well kept communal garden and residents on-street parking.\*No warranties given for systems or appliances.\*

Wheatfield Place is on the southwest side of the city centre which can be easily accessed via a frequent public transport service, there is also a train station in Slateford serving Livingston and Glasgow Central. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. Shopping facilities include the recently opened Edinburgh West Retail Park, a Sainsbury's superstore and a 24hr ASDA. Recreational facilities include the Corn Exchange Village, a couple of gyms such as Nuffield Health and Pure Gym, walks along the Union Canal and Water of Leith Walkway and a number of popular bars and restaurants all within easy access.

**Viewing by appointment on 0131 337 1800**

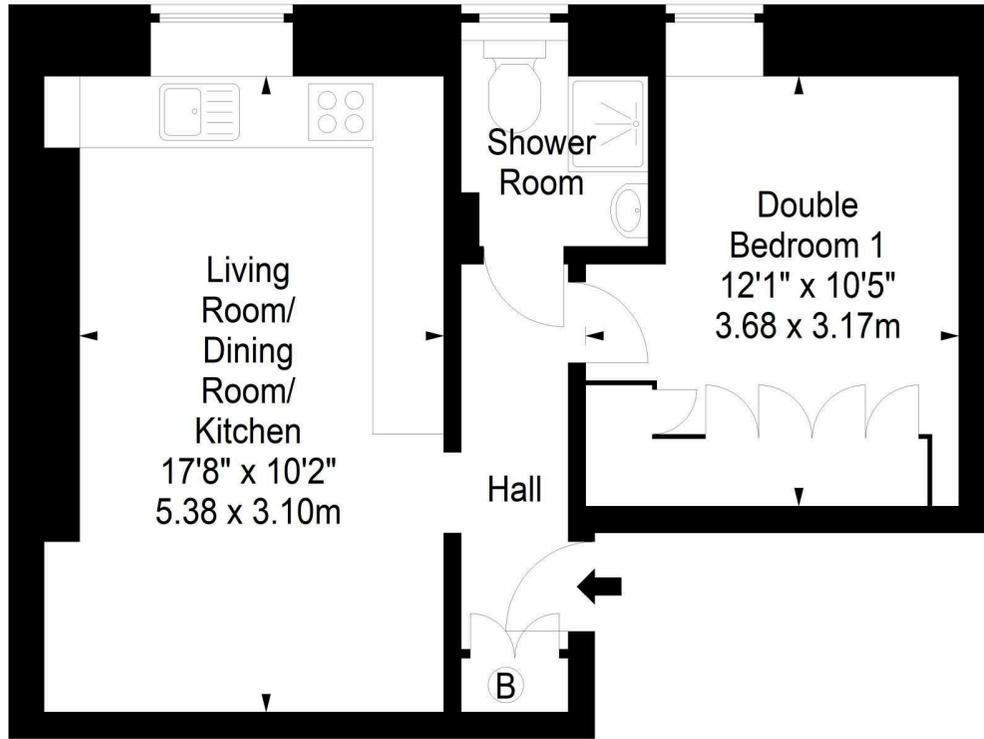




# Wheatfield Place, Edinburgh, EH11 2PE



Approx. Gross Internal Area  
399 Sq Ft - 37.07 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Third Floor



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