



Offers Over
£160,000

11/16 Wardlaw Street

Gorgie | Edinburgh | EH11 1TL

This well presented and striking traditional top floor flat forms part of the high amenity residential area of Gorgie, close to exceptional day to day amenities and easy reach of the West End and Haymarket Railway Station by way of good public transport.

-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Permit Parking
-  EPC Rating – D
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming hallway with storage; boasting open plan living with a reception area accommodating an Edinburgh press cupboard and open aspect aswell as a fully fitted kitchen, complete with a striking feature island, perfect for social gatherings. Equipped with an integrated washing machine and fridge freezer, the kitchen offers ample space for versatile configurations. The generously proportioned bedroom includes integrated storage solutions, while the spacious shower room features a pristine white three-piece suite, adding to the property's allure and comfort.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Access to a well kept communal garden, with decorative shrubbery and stone built wall adding additional privacy. On street permit parking is available for residents while visitors have separate pay and display parking on the street.

Viewing

Please contact Neilsons on 0131 625 2222.



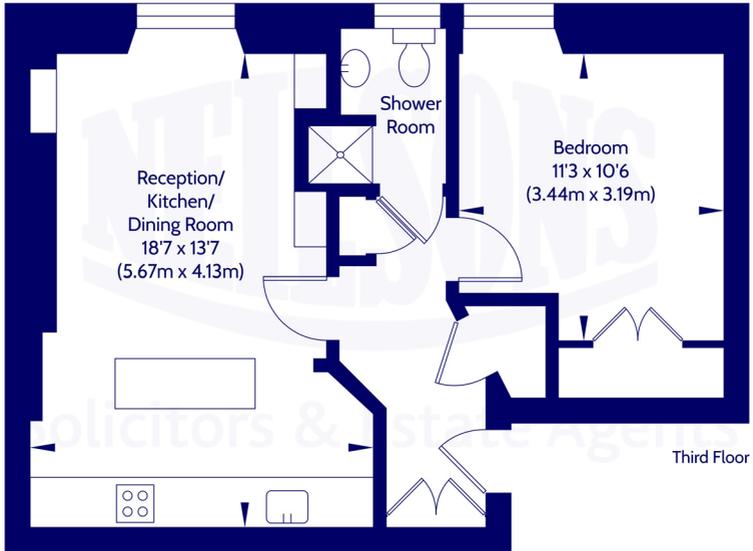


Location

The property is in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh city Centre. There is a regular bus service to the city centre and surrounding areas and the city-bypass is easily accessible with links to central Scotland's main motorway network. Haymarket train station is within easy reach. There is an abundance of excellent amenities on its doorstep, including a Scotmid, Lidl and a large Sainsbury's, as well as specialist shops, 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, Gravity Trampoline Park and an excellent range of restaurants, bars and pubs.



Approx. Gross Internal Floor Area 43.12 Sq M / 464 Sq Ft.



Third Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



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✉ mail@neilsons.co.uk

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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

