

19/13 WARDLAW STREET
GORGIE, EDINBURGH, EH11 1TN

CURRAN & CO
PROPERTY



19/13 WARDLAW STREET
GORGIE, EDINBURGH, EH11 1TN

OFFERS OVER £150,000



'19/13 Wardlaw Street is an immaculately presented top floor flat, enjoying a quiet gable-end position with pleasant views and an excellent array of local amenities'

- Living Room with Dining Area
- Contemporary Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Unrestricted Street Parking
- Excellent Local Amenities & Close to City Centre



Description

19/13 Wardlaw Street is an immaculately presented, bright and spacious one bedroom top floor flat, forming part of a traditional Edinburgh tenement building which enjoys a quiet gable-end position with pleasant views. Conveniently located in the thriving Gorgie area, this charming property is close to an array of excellent amenities and is a short distance from Edinburgh City Centre.

Entered through a well-maintained communal stair, the accommodation comprises: entrance hall with sizeable storage cupboard off; spacious living

room with shelved press and dining area; recently fitted contemporary kitchen with stylish tiled splashback, integrated electric oven, ceramic hob and extractor hood; generously proportioned double bedroom with expansive fitted wardrobes and modern bathroom with shower over bath. Further benefits of this property include gas central heating and double glazing throughout.

Externally there is a shared rear garden and unrestricted on-street parking.

Extras

Extras to be included in the sale are

all carpets and floor coverings, curtains and blinds, and integrated kitchen appliances. Other items of furniture are available by separate negotiation.

EPC

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.



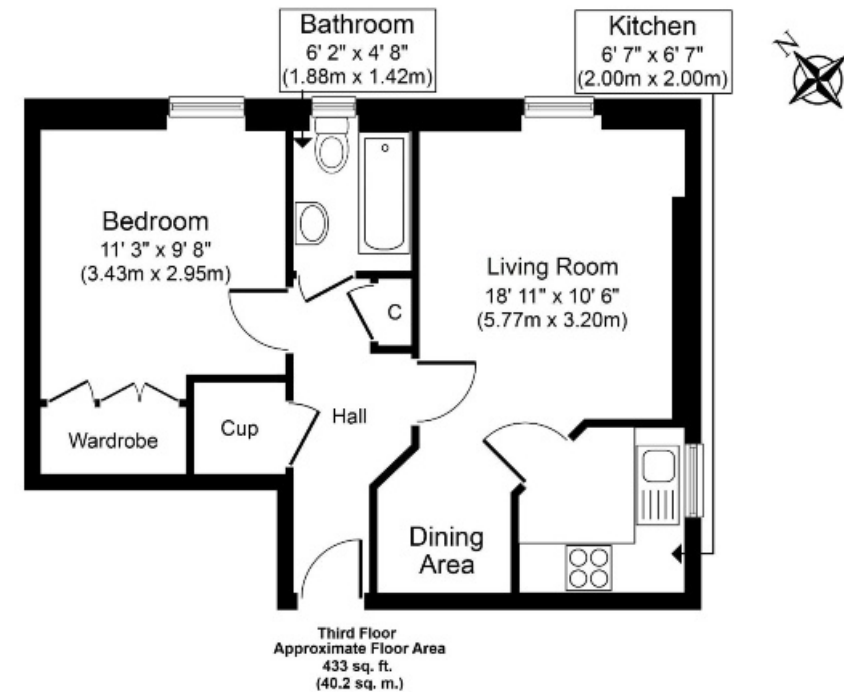


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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.