

**17/11 WARDLAW PLACE
EDINBURGH
EH11 1UD**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



A delightful and well-presented one-bedroom flat on the second floor, located within the highly sought-after Gorgie area. This property offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

VIEWING BY APPOINTMENT ONLY CALL 0131 337 9692

OFFERS OVER £145,000

- Immaculately presented throughout
- Hallway with excellent storage and secure entry phone
- Contemporary open-plan lounge/kitchen
- Spacious double bedroom
- Modern shower room
- On-Street Permit Parking
- Well-maintained communal garden





Lounge/Kitchen:

This bright and spacious open-plan lounge and kitchen features built-in storage shelves and a large storage cupboard. The modern kitchen area includes an integrated electric hob, oven, and extractor hood, complemented by white high gloss wall and base units and grey marble-effect worktops, along with a wraparound marble-effect tiled splashback and stainless steel sink with mixer tap.

Bedroom:

A bright and generously sized double bedroom overlooking the front of the property with plenty of space for free-standing furniture.

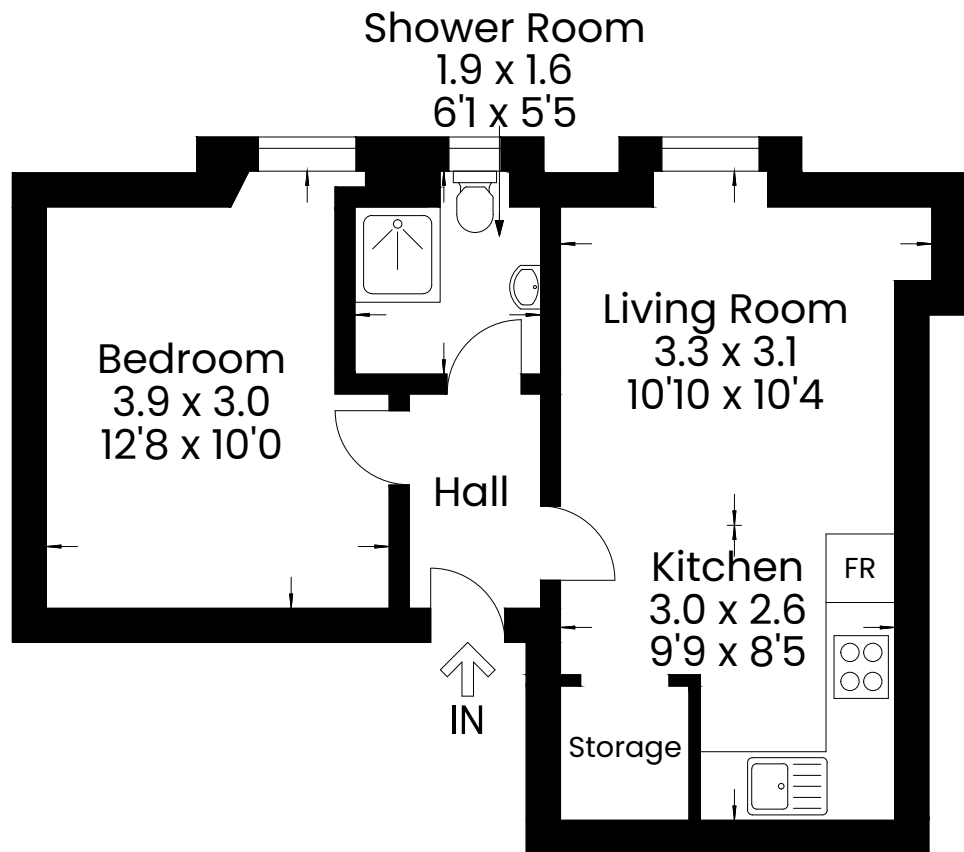
Shower Room:

A modern shower room featuring a built-in shelving unit and a three-piece suite consisting of a WC, sink with mixer tap and electric shower.

External:

The property features large communal garden to the rear, primarily laid to lawn, with designated drying space and patio area with picnic bench and chairs.

The Gorgie district of Edinburgh is ideally located for easy access to the city's main commercial and financial hubs. Local shops along Gorgie Road offer a wide range of services, including banking, a Post Office, and medical facilities like dentists and doctors. For larger shopping needs, there's a large Asda supermarket at New Mart Road, a Marks & Spencer Foodhall, and other outlets at Edinburgh West Retail Park off Chesser Avenue. Additionally, a Sainsburys supermarket is located on nearby Westfield Road. Leisure and recreational options are plentiful in the area, with Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium, and the Fountain Park Leisure Complex all nearby. For education, there are local schools at all levels, from nursery to senior school, and Napier University's Sighthill campus is easily accessible. Excellent bus and tram services provide straightforward access to the City Centre and beyond, while the City Bypass, motorway network, and the airport are all easily reachable by car.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024



Home Report Value: £150,000

Council Tax Band: B

EPC Band: E

Extras: All fitted floor coverings, light fittings, blinds, curtains are included in the sale.
All furniture is available by separate negotiation.

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