




McEwan Fraser Legal
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19/12 Wardlaw Place

GORGIE, EDINBURGH, EH11 1UD

Gorgie

Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street.

The area comprises a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station is also within close proximity of the property.

Edinburgh's entertainment facilities tend to be very highly concentrated at the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city and the motorway system leading directly onto all major centres of population. The location may therefore be of particular interest to anyone required to travel, perhaps in connection with their work.



19/12 Wardlaw Place

McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one bedroom apartment which is within striking distance of Edinburgh City Centre. Internally, the property has scope for upgrading and would represent an amazing first-time buy or a buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating.

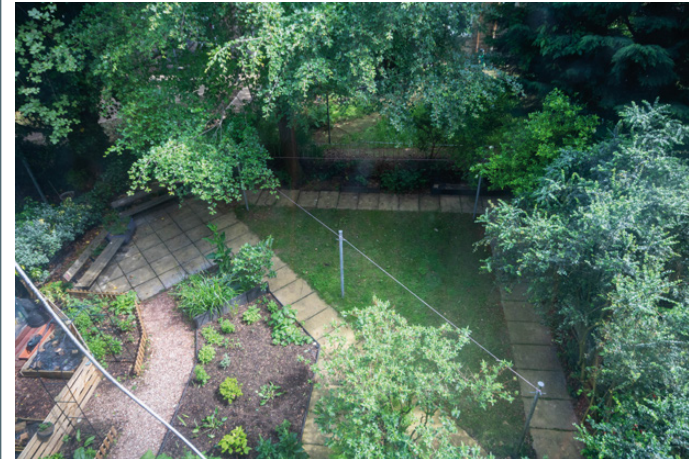
The accommodation is focused towards an open plan lounge/kitchen which is filled with lots of natural light. Ample floor space gives plenty options to personalise the space. The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type.

A very generous sized double bedroom boasts a large integrated wardrobe and there is also a good deal of floor space for plenty of free-standing furniture.

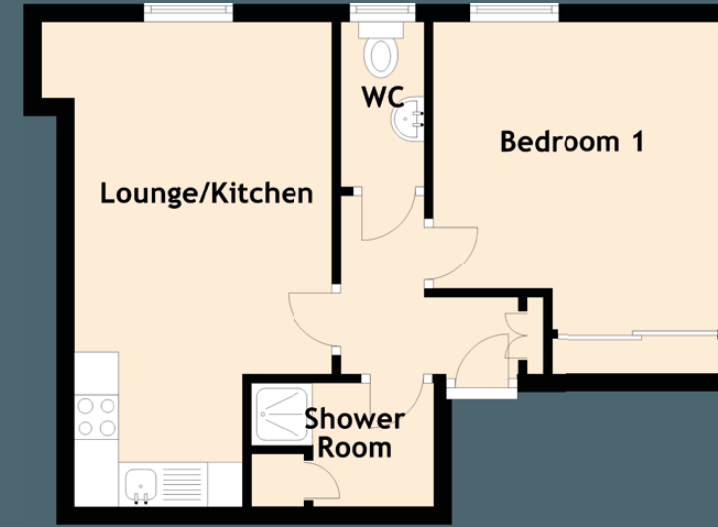
To the rear, the property also enjoys access to a spacious communal garden.

This is an excellent opportunity in a superb location and early viewing is highly recommended.





Specifications



Approximate Dimensions (Taken from the widest point)

| | |
|----------------|-------------------------------|
| Lounge/Kitchen | 5.46m (17'11") x 2.91m (9'7") |
| Bedroom 1 | 3.27m (10'9") x 3.12m (10'3") |
| WC | 1.85m (6'1") x 0.94m (3'1") |
| Shower Room | 2.07m (6'9") x 1.39m (4'7") |

Gross internal floor area (m²): 36m²

EPC Rating: C

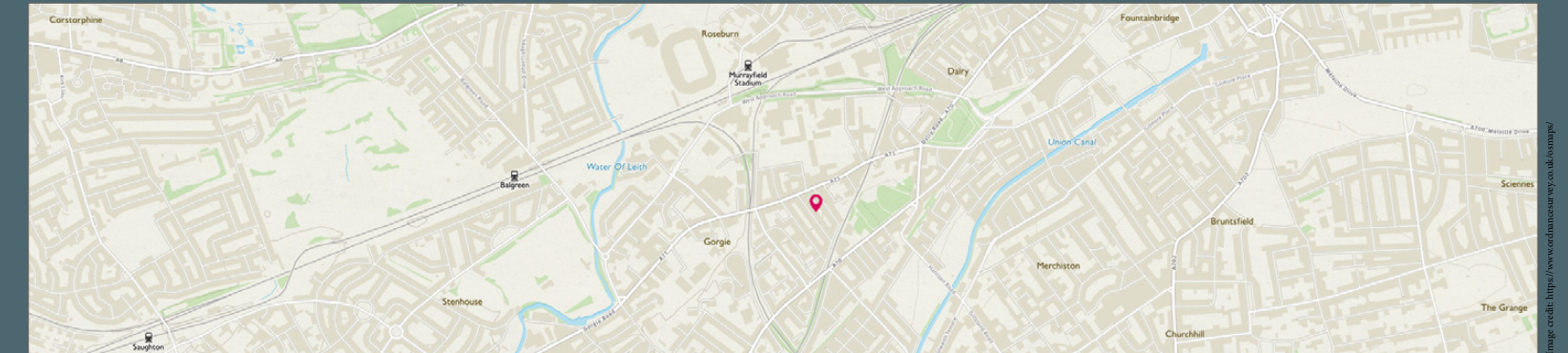


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