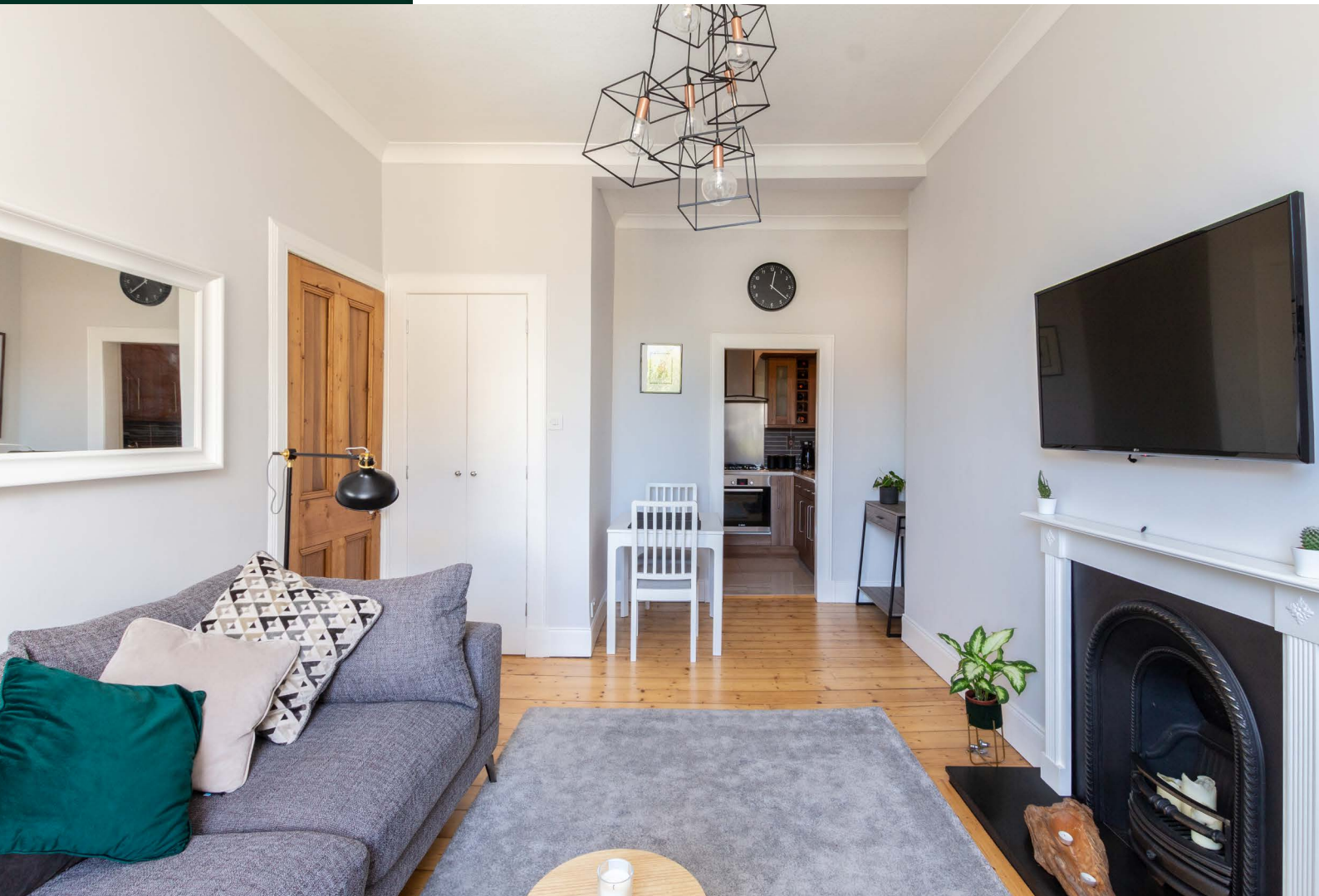


3/9 Wardlaw Terrace

GORGIE, EDINBURGH, EH11 1UH



*LARGER STYLE ONE BEDROOM FLAT PRESENTED TO
THE MARKET IN SUPERB CONDITION*



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McEwan Fraser Legal is delighted to present this stunning one bedroom flat to the market. Presented in superb internal order, the property is larger than the typical one-bedroom flat in the area and has retained a wealth of period detailing which has been seamlessly blended with a chic modern finish. The property also benefits from a communal rear garden, secure entry system, gas central heating, double glazing and a superb location with plenty of local amenities and excellent transport links.

the lounge



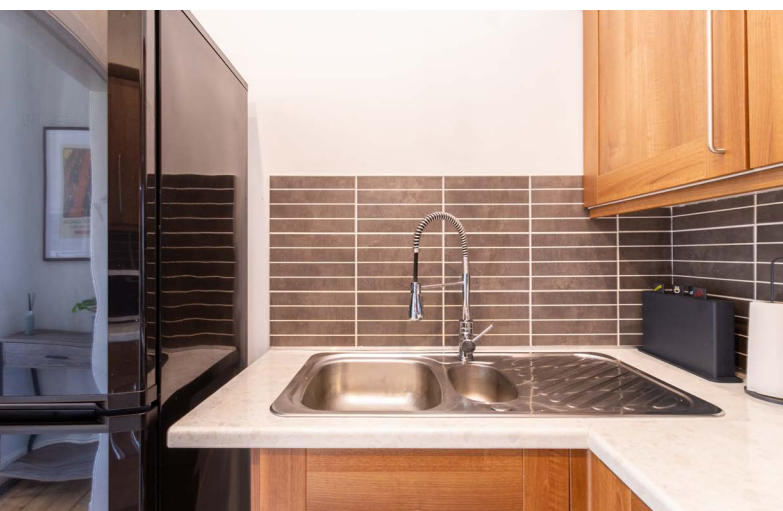
The internal accommodation is focused on a striking reception room with high ceilings, a feature fireplace, exposed floorboard and high levels of natural light. The lounge also includes integrated storage and space for a small dining table or desk.



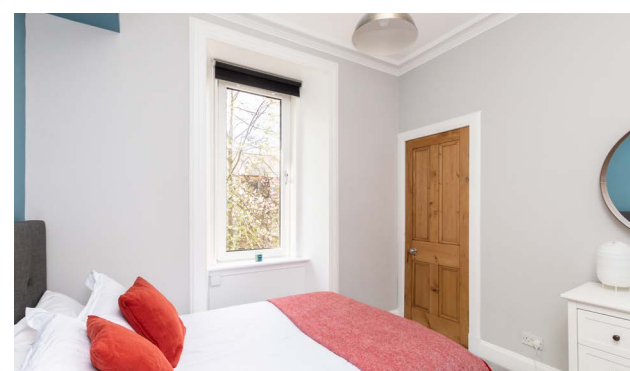
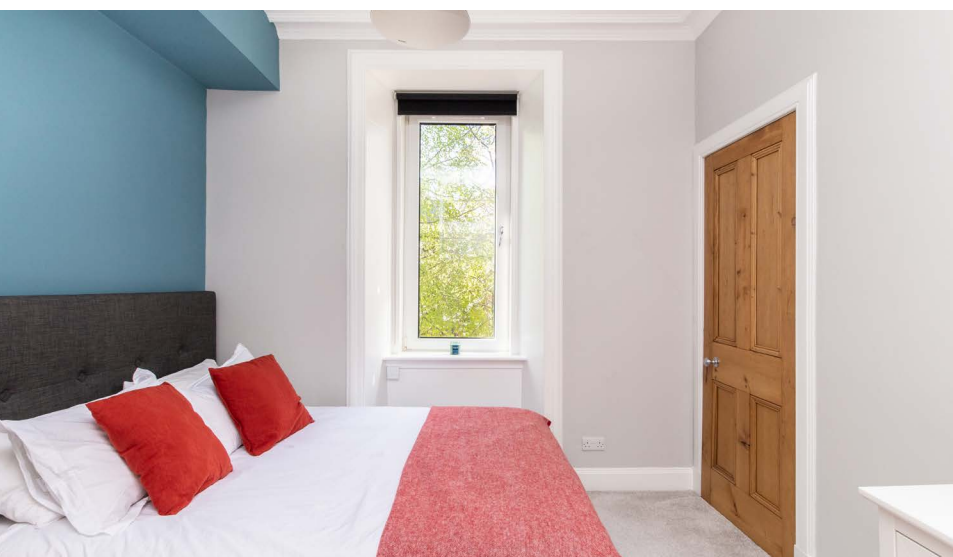


the kitchen

A galley-style separate kitchen is accessed from the lounge. Excellent use of space has allowed the inclusion of plenty of prep and storage space alongside a range of integrated and free-standing appliances.



the bedroom



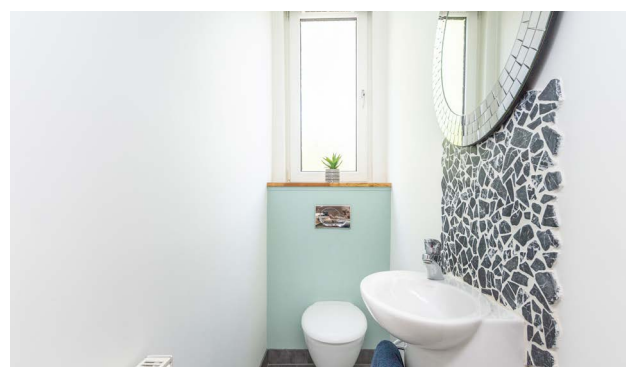
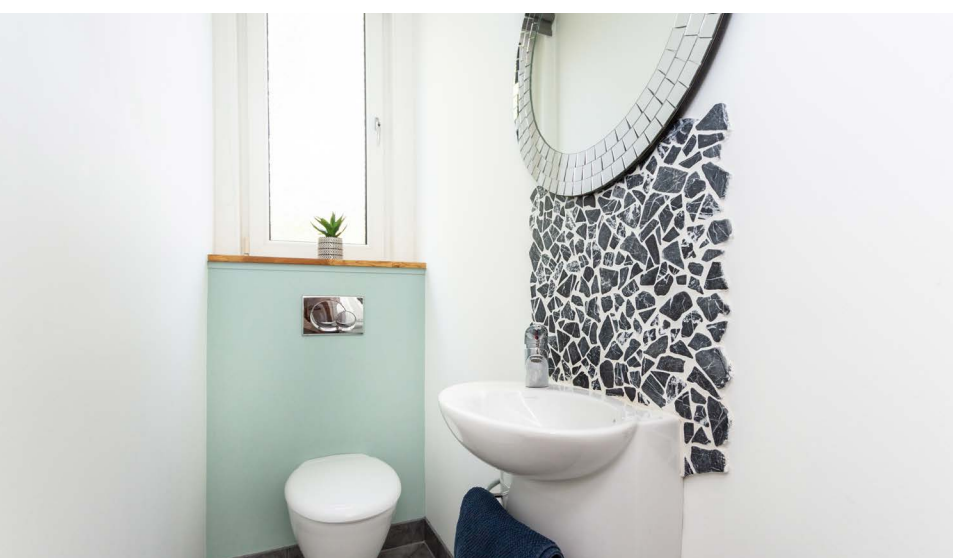
Moving along the hallway, which includes further integrate storage, you find a spacious double bedroom which also benefits from high ceilings, period coving and ample natural light. A large recess houses a wardrobe and there is plenty of floor space to accommodate a full range of free-standing bedroom furniture.

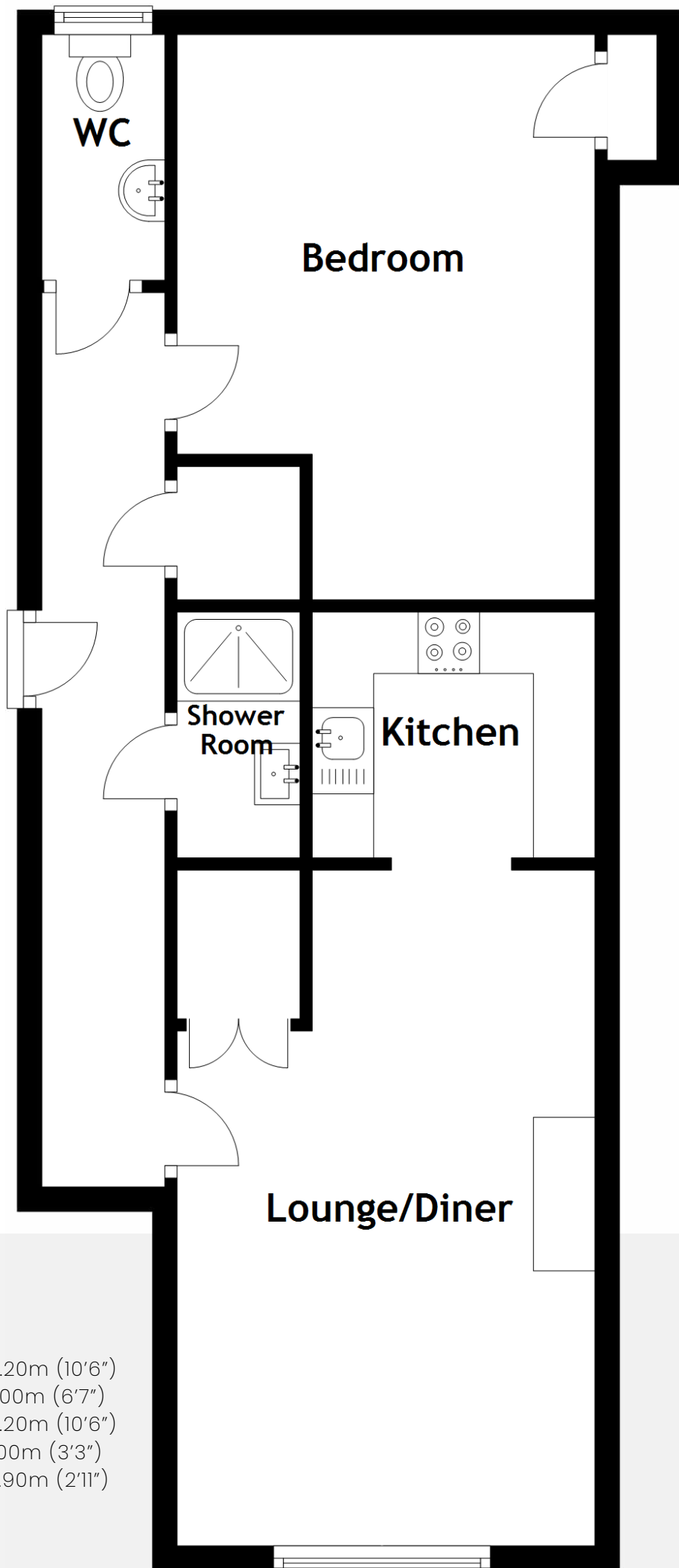
the bathrooms



The property is completed by a fully tiled shower room and separate WC.

This is an ideal first time buy and will likely be one of the best one-bedroom flats marketed in the area this year. Viewing is highly recommended.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.50m (18'1") x 3.20m (10'6")
Kitchen	2.30m (7'7") x 2.00m (6'7")
Bedroom	4.60m (15'1") x 3.20m (10'6")
Shower Room	2.00m (6'7") x 1.00m (3'3")
WC	2.00m (6'7") x 0.90m (2'11")

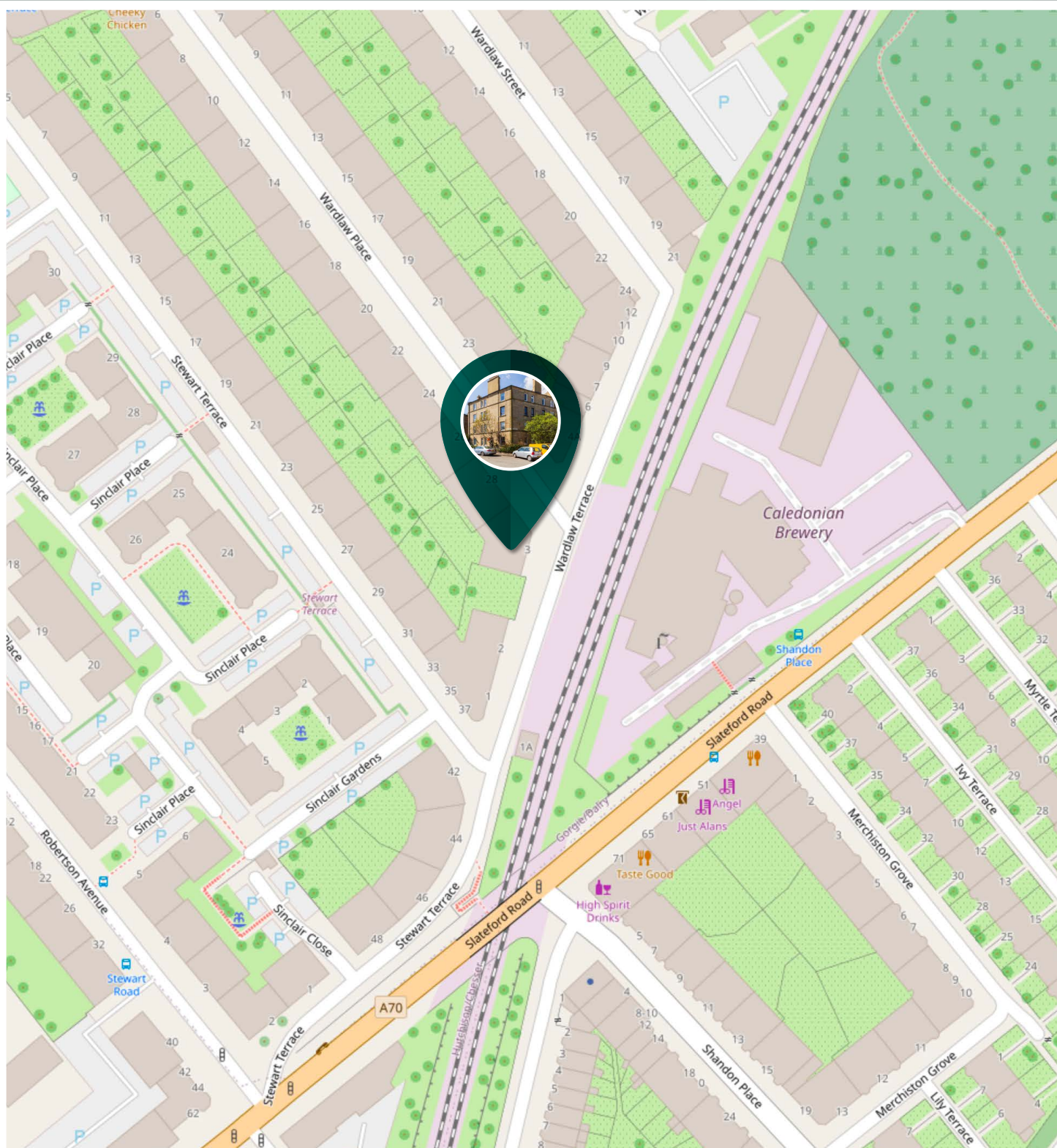
Gross internal floor area (m²): 51m²

EPC Rating: C



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 last century.

Locally, there is an exceptionally wide choice of shopping facilities covering most day to days requirements. 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 to 10 minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station is also within easy reach of the property.



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