

# 2/2 Wheatfield Road

GORGIE, EDINBURGH, EH11 2PS



*Well-maintained two-bedroom property  
located in the heart of Gorgie*



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McEwan Fraser Legal is delighted to present this well-maintained two-bedroom property located in the heart of Gorgie. This property is ideal for first-time buyers, offering a comfortable living space with excellent local amenities and transport links.

# THE LIVING ROOM



The living room is bright and spacious, benefiting from plenty of natural light, creating a welcoming space to relax or entertain. The kitchen is fully equipped with an electric hob, fan oven, and white goods, offering ample storage and work surfaces. It provides a practical space for cooking and meal preparation.

# THE KITCHEN





The property boasts two bedrooms. The first is a well-sized room that could serve as a single bedroom or a study. The second is a larger bedroom, perfect for a double bed and additional furniture, providing a comfortable retreat.

There is also a spacious shower room featuring an electric shower and splashback, offering additional convenience. The hallway offers additional storage with a meter cupboard, helping to keep the living areas clutter-free.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

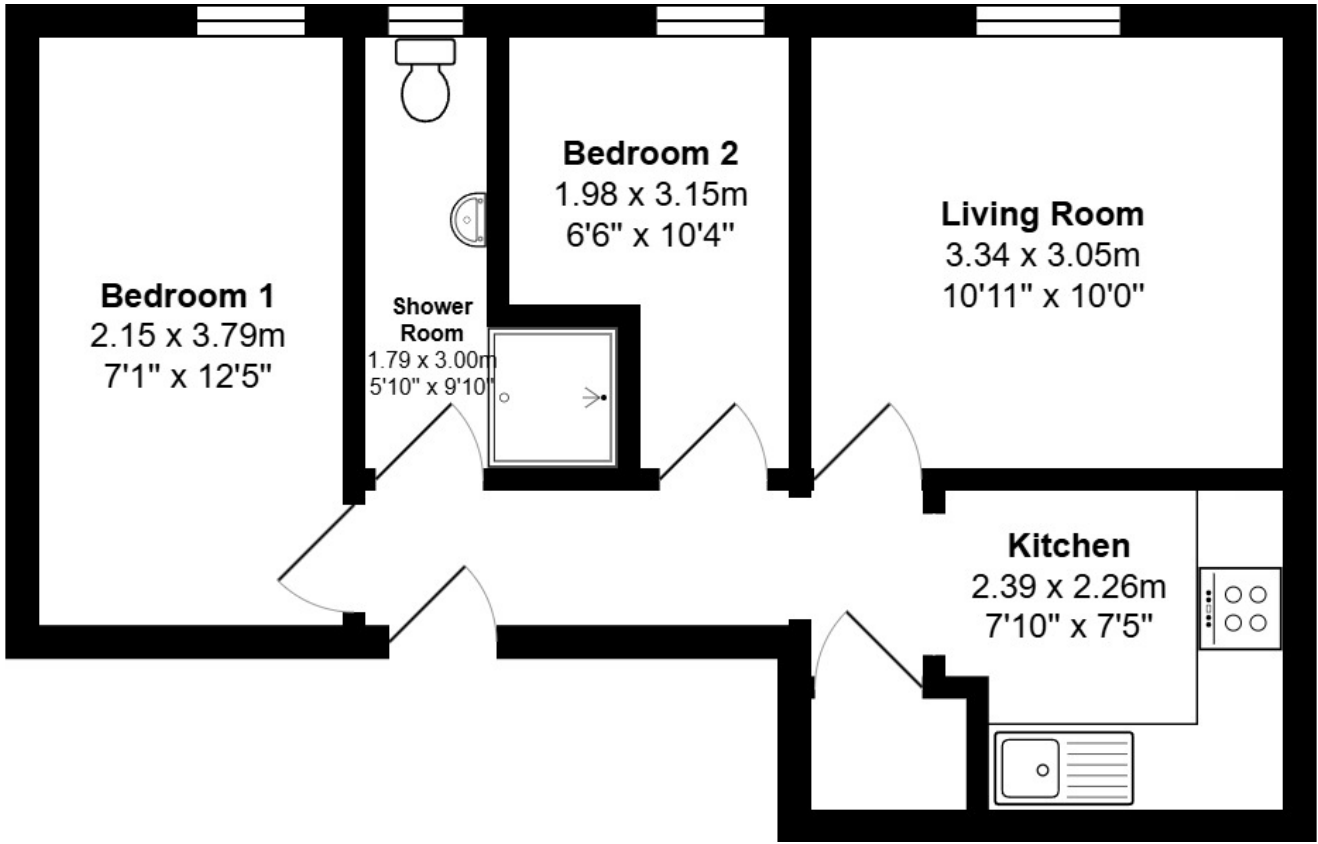


This property is equipped with gas central heating and is in good condition, making it ready to move in and enjoy. With its central location, this property is within easy reach of local shops, schools, and transport options. This is an excellent opportunity for those looking to buy in a highly desirable area.

# EXTERNALS

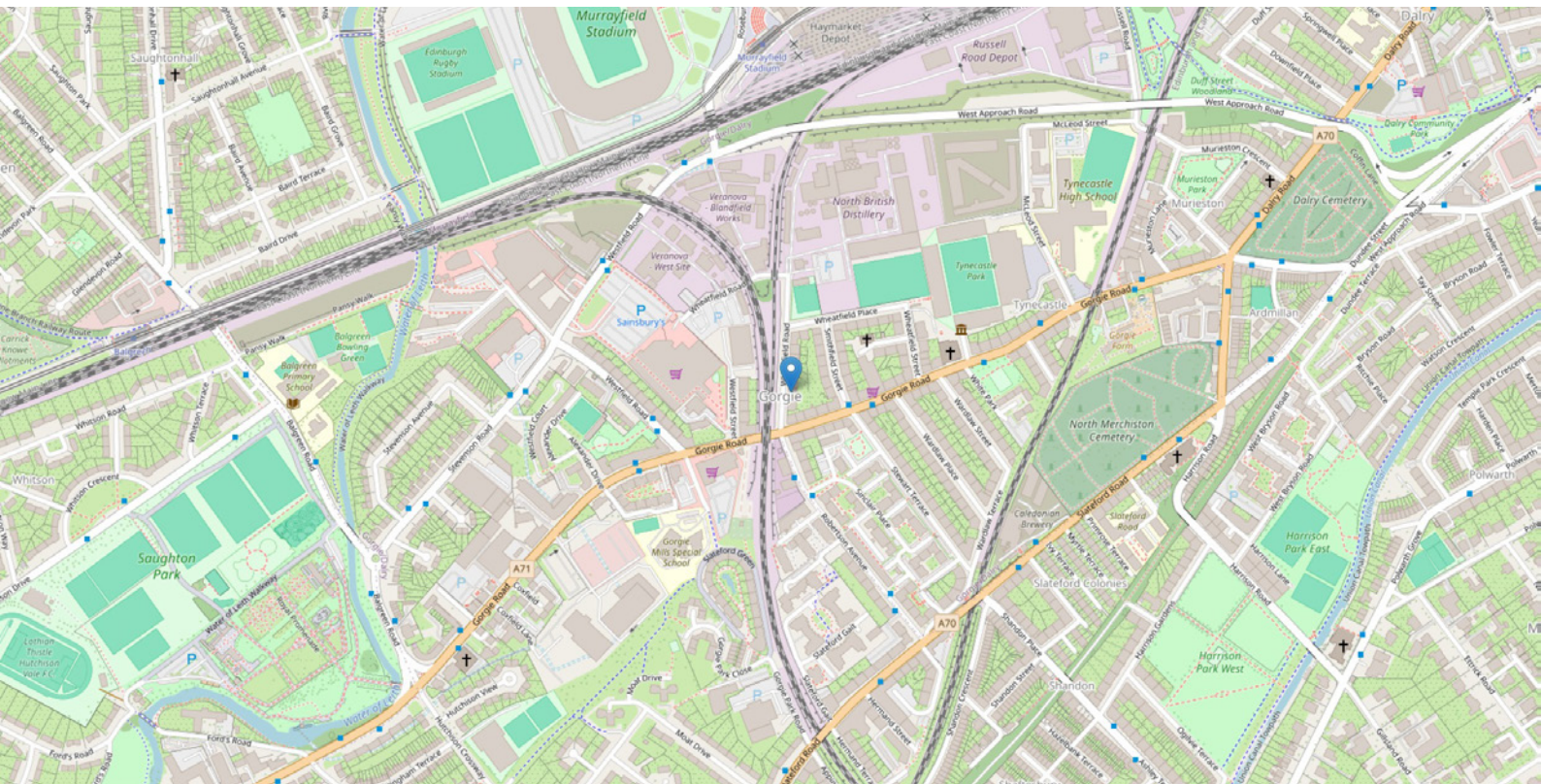


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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.



  
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**Part  
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