

# 28/13 Wardlaw Place

EDINBURGH, EH11 1UQ



*STYLISH ONE-BEDROOM  
TOP-FLOOR TENEMENT FLAT*



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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom flat, set on the top floor of a classic Edinburgh tenement in sought-after Wardlaw Place. Bursting with charm and period character, this property also boasts contemporary finishes and a bright, airy feel throughout—ideal for first-time buyers, professionals, or investors alike.

A standout feature greets you on entry: a stunning large skylight in the stairwell floods the communal stair with natural light, setting the tone for the light-filled home beyond.

The open-plan living room and kitchen are the heart of the home, offering a warm and welcoming environment perfect for relaxing or entertaining. The living area features elegant wooden floors, a striking fireplace, and a generous window that brings in plenty of daylight. The kitchen area is stylishly fitted with an integrated induction hob and oven, sleek overhead cupboards to keep everything neatly organised, and modern spotlight lighting that gives the space a fresh, contemporary feel.

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The spacious double bedroom continues the theme of light and space, with clean white walls, original wooden flooring, and a bright window that enhances the fresh, tranquil atmosphere.









The bathroom is well-proportioned and features crisp white tiling, giving it a clean, modern look. A full-size bath with integrated shower makes it as functional as it is stylish. The separate WC is equally well presented, with wood panelling, a bright window, and a fresh white finish throughout.

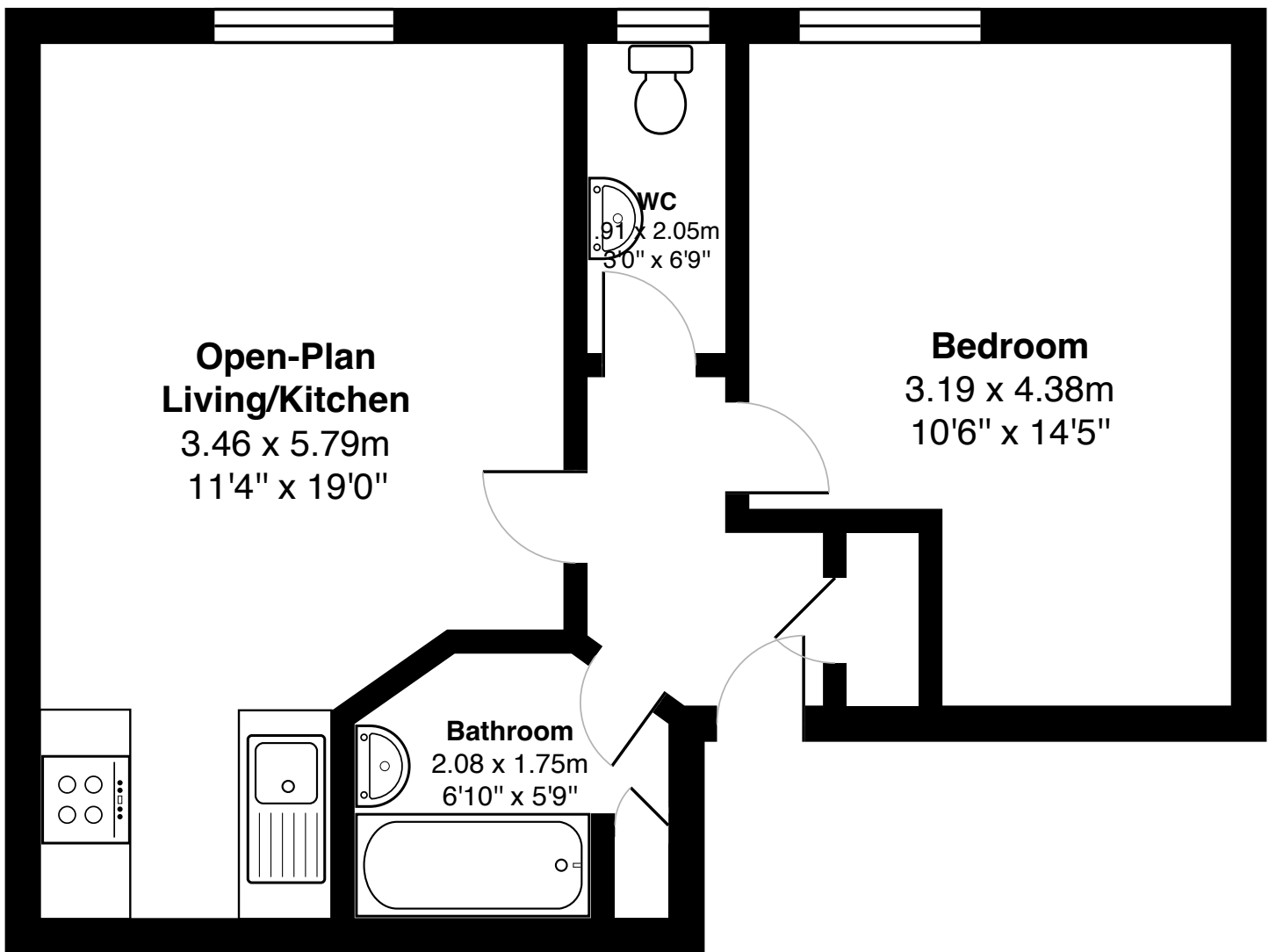






This charming flat offers a perfect blend of traditional Edinburgh character and modern convenience. Situated in a vibrant area with excellent transport links, local amenities, and green spaces nearby, this is a superb opportunity to secure a quality home in a fantastic location.





Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>

EPC Rating: F





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Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street.

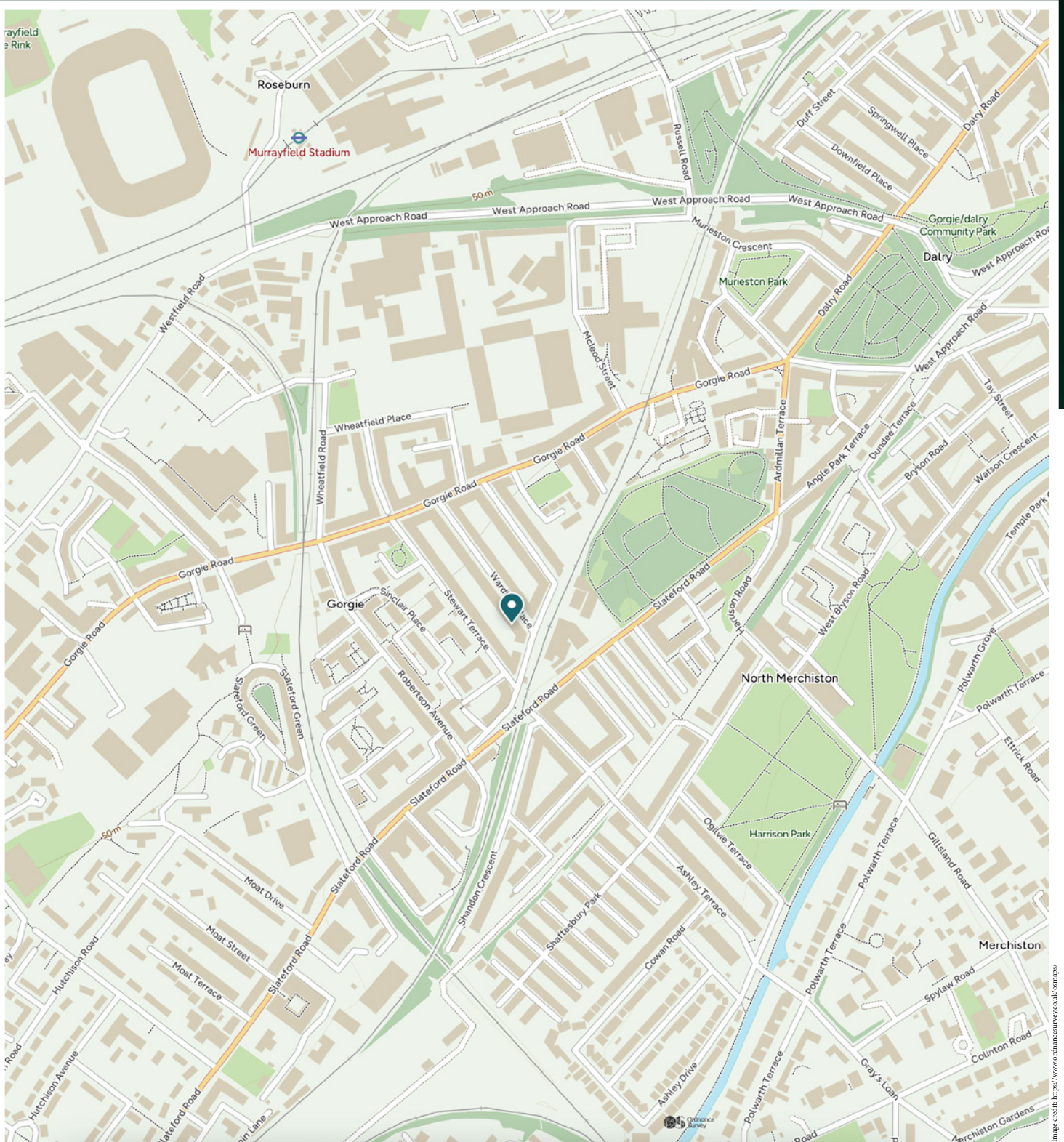
There are local post office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only 3 or 4 minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the long awaited tram line is virtually on the doorstep.

It is also worth noting the close proximity to Dalry Swim Centre and a short walk through a vennel takes you to Fountain Park, which houses a multi-screen cinema complex and fitness centre.

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## The Location





# McEwan Fraser Legal

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