

# 7/15 Wheatfield Road

EDINBURGH, EH11 2PT



*Stylish one-bedroom third-floor tenement flat located just off Gorgie Road with easy access to a full range of local amenities*



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McEwan Fraser is delighted to present this stylish one-bedroom third-floor tenement flat to the market. The property is located just off Gorgie Road with easy access to a full range of local amenities. Internally, the property is presented in great condition and retains many period features. This charming flat would make an ideal first-time buy, or sound buy to let investment. Viewing is essential to fully appreciate the quality on offer within.

# THE LOUNGE/KITCHEN



The internal accommodation is focused on a spacious lounge/kitchen that overlooks a bowling club. The lounge enjoys excellent levels of natural light and there is plenty of floor space for different furniture arrangements. This will allow the new owner plenty of scope to create their ideal entertaining space. The open-plan kitchen includes a generous range of based and wall-mounted units and allows for the chef to never be too far away from the party. There is a hob and electric oven, and space is provided for further free-standing appliances.





The bedroom is an impressive double with ample space for a full suite of bedroom furniture. The accommodation is completed by a separate shower cubicle.

## THE SHOWER ROOM



# THE BEDROOM

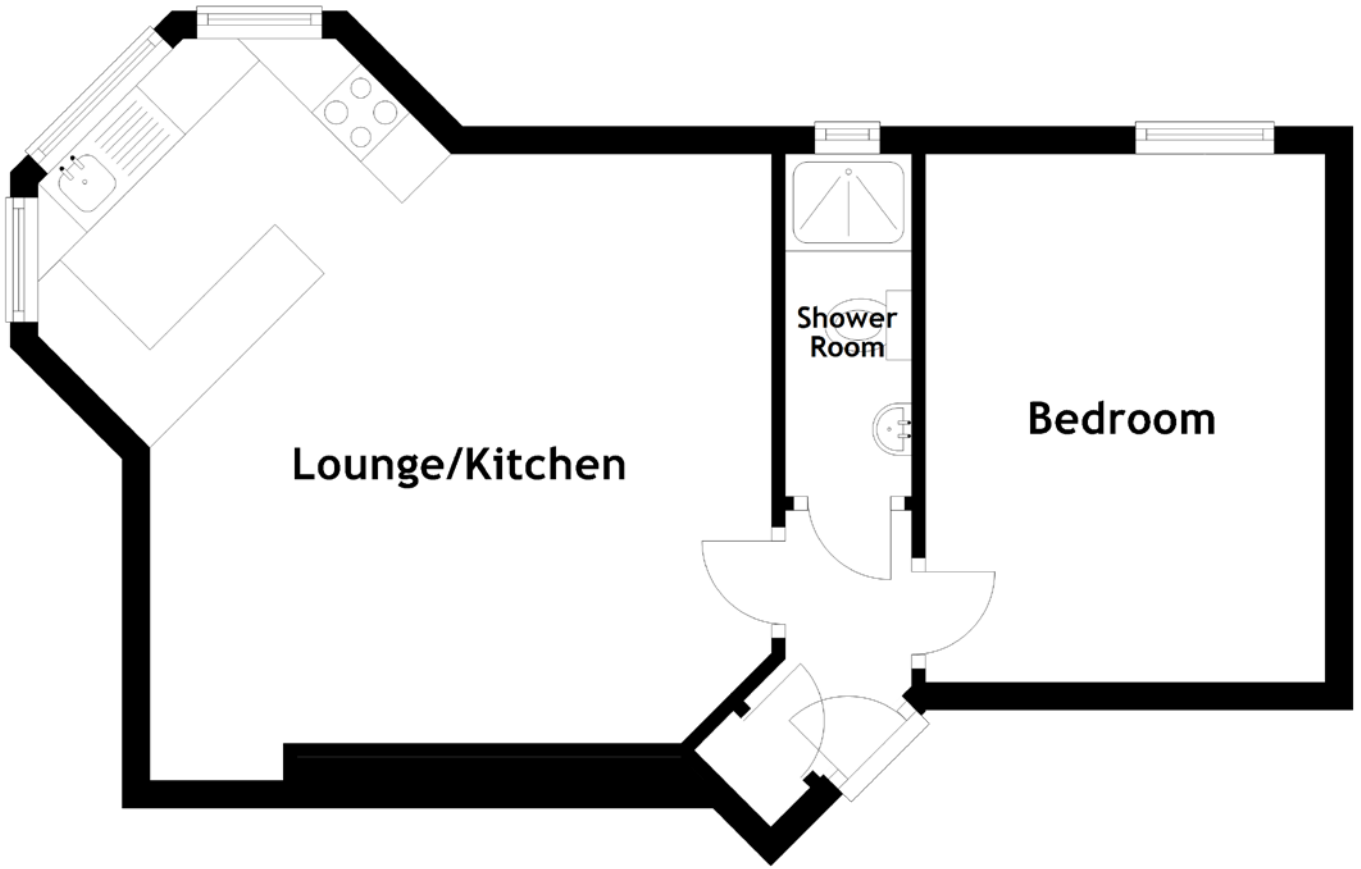


The property also benefits from a secure entry system to the common stair, electric radiators with a separate immersion heater for hot water, double glazing, a large communal rear garden and ample parking in the immediate area.

# EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

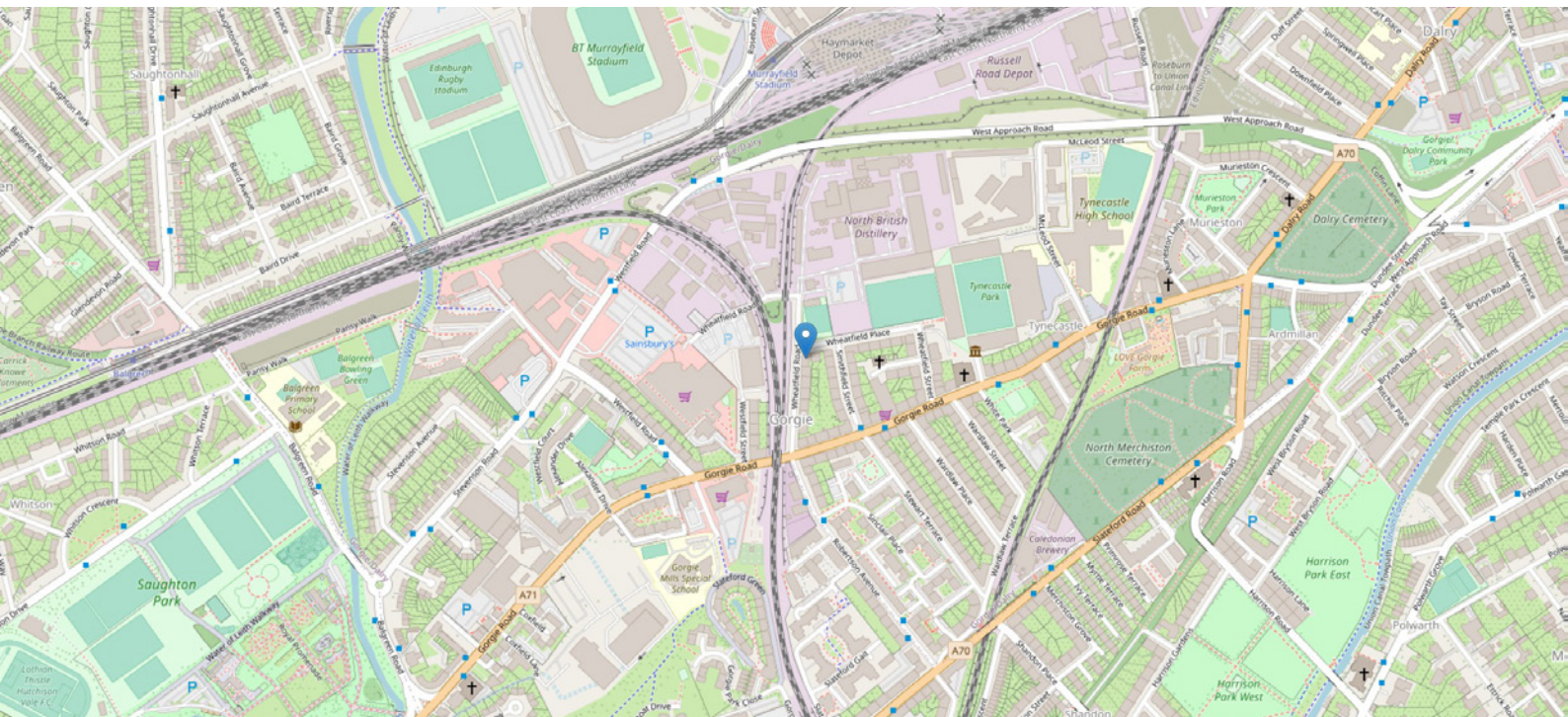


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.30m (17'5") x 5.10m (16'9")
Bedroom	3.81m (12'6") x 2.88m (9'5")
Shower Room	2.47m (8'1") x 0.91m (3')

Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>

EPC Rating: G



# THE LOCATION

Gorgie is one of the city's most popular residential districts lying within easy reach of Haymarket, Edinburgh's West End and Princes Street. The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement.







There are local Post Office services and 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 ten minutes away using one of the many and frequent bus services that pass down Gorgie Road. For professionals commuting to Edinburgh park or the city, the Murrayfield tram stop is a fifteen-minute walk from the property.



# McEwan Fraser Legal

Solicitors & Estate Agents

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Text and description  
**JONNY CLIFFORD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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