

11/16 Wardlaw Street

EDINBURGH, EH11 1TL



Spacious One Bedroom Top Floor Flat In Excellent Condition



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McEwan Fraser Legal is delighted to present this one-bedroom top-floor flat in the heart of Edinburgh's popular Gorgie Area. The flat is in excellent condition having been upgraded, modernised and well maintained by the current owner.

THE LOUNGE/KITCHEN



Inside, the property comprises:

- Fully equipped kitchen in the open plan lounge/kitchen. The kitchen has a feature island making for an excellent open plan space, excellent for entertaining. The kitchen is fitted with an integrated washing machine and fridge freezer. There is also more than enough space for various options on configuration.





- The flat benefits from one generously proportioned bedroom which also has integrated storage space.
- There is a spacious shower room which is a white three-piece suite.

THE SHOWER ROOM



THE BEDROOM

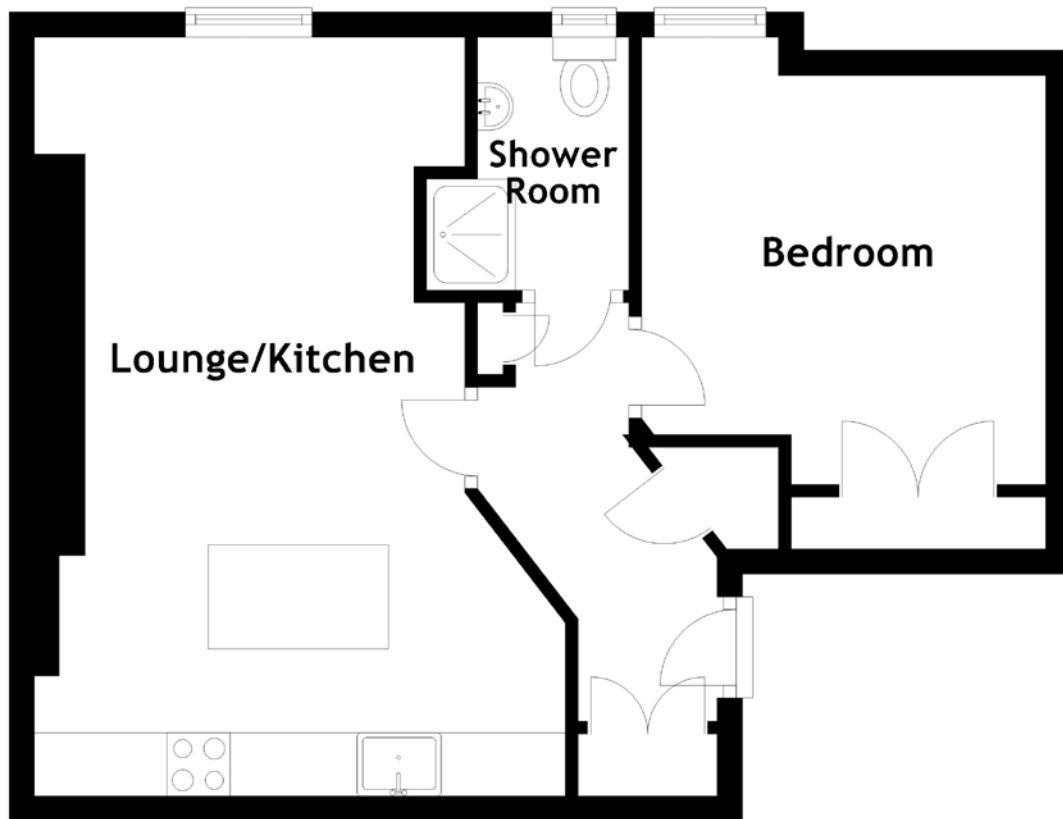


In addition, the property benefits from gas central heating, full double glazing and free on-street parking. This is an excellent opportunity to acquire a rarely available property in excellent condition in this popular area, as such, early viewing is recommended.

THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

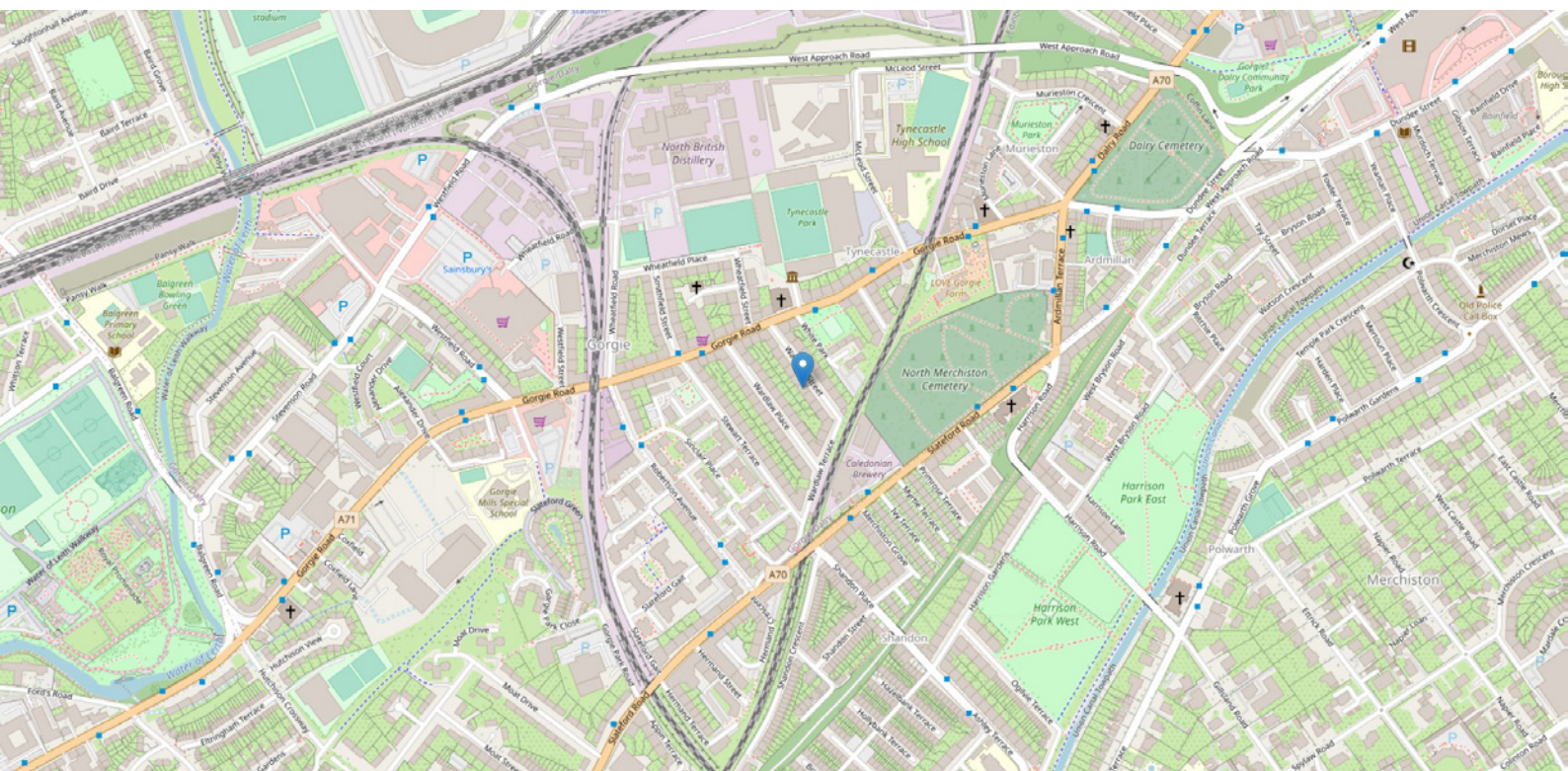


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.00m (19'8") x 4.20m (13'9")
Shower Room	2.00m (6'7") x 2.00m (6'7")
Bedroom	3.70m (12'2") x 3.20m (10'6")

Gross internal floor area (m²): 44m²
EPC Rating: D

Extras (Included in the sale): Some furniture may be available through separate negotiation.



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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