

19/5 Wardlaw Street

GORGIE, EDINBURGH, EH11 1TN



*MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS ONE-BEDROOM FLAT IN THE
VIBRANT GORGIE AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this one-bedroom flat in the vibrant Gorgie area of Edinburgh. The property is in walk-in condition and benefits from an excellent central location, offering easy access to local amenities, shops, cafés, and excellent transport links into the city centre and beyond.

Inside, the property comprises a spacious lounge and dining area, perfect for relaxing or entertaining, with natural light enhancing the bright interior. There is a fully equipped box kitchen with a Vokera combi boiler, providing practical cooking and storage space.

One generous double bedroom with built-in wardrobes, offering excellent storage and a comfortable sleeping space. A modern bathroom with a three-piece suite and electric shower over the bath, finished to a high standard. A hallway with a handy storage cupboard for additional convenience.

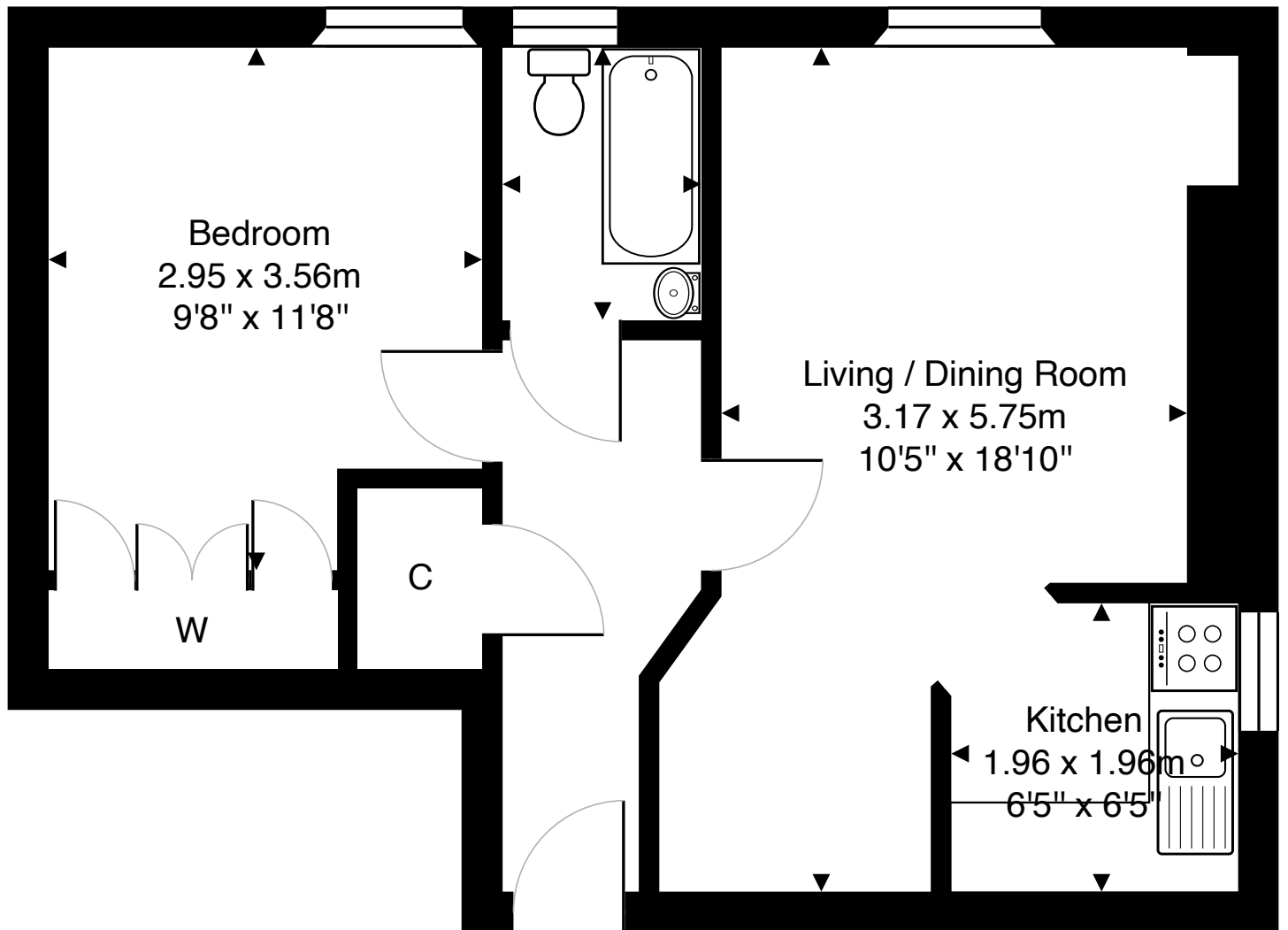




The Bedroom







Gross internal floor area (m²): 40m²

EPC Rating: C

Floor Plan



In addition to this, the property offers on-street parking and communal rear garden. This is a rare opportunity to acquire a well-presented, centrally located flat in a highly sought-after area, ideal for first-time buyers, professionals, or investors looking for a property with excellent connectivity and local conveniences.

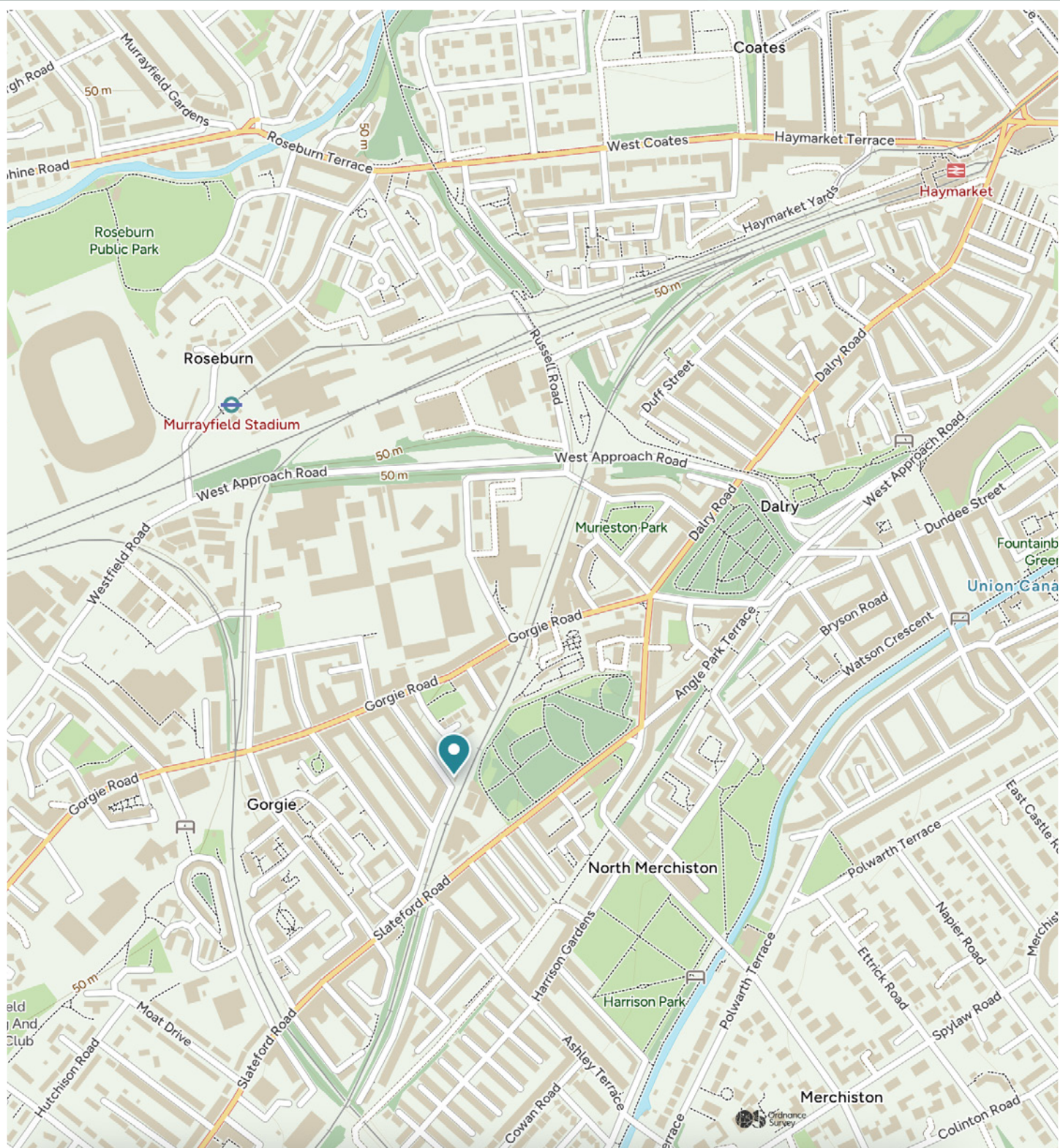




Gorgie is a residential area in the west of Edinburgh and is located about two miles from the city centre and is a densely populated area with a mix of old and new housing. The area is home to a variety of shops, restaurants, pubs, and Tynecastle Stadium.

The West End and Princes Street are approximately fifteen minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station and the tram network are also within proximity of the property.

Gorgie is a diverse and lively area with something to offer everyone. If you are looking for a place to live that is close to the city centre, and full of character, then Gorgie is a great option. The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city, city bypass, and the motorway system.



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Exchange
Available



THE SUNDAY TIMES
THE TIMES



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