

27/1 Wardlaw Place

GORGIE, EDINBURGH, EH11 1UG



Immaculately presented main door flat with private entrance, shared garden and modern interiors in the heart of Gorgie



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this immaculately presented one-bedroom main door flat, ideally situated in the ever-popular area of Gorgie. Combining stylish interiors with the convenience of its own private entrance, this superb home is perfectly suited to first-time buyers, professionals and investors alike.

THE LIVING ROOM



The property offers bright and well-proportioned accommodation throughout, with a welcoming living room providing an excellent space to relax and entertain. The well-appointed kitchen offers ample storage and worktop space, making it both practical and functional for everyday living.

THE KITCHEN





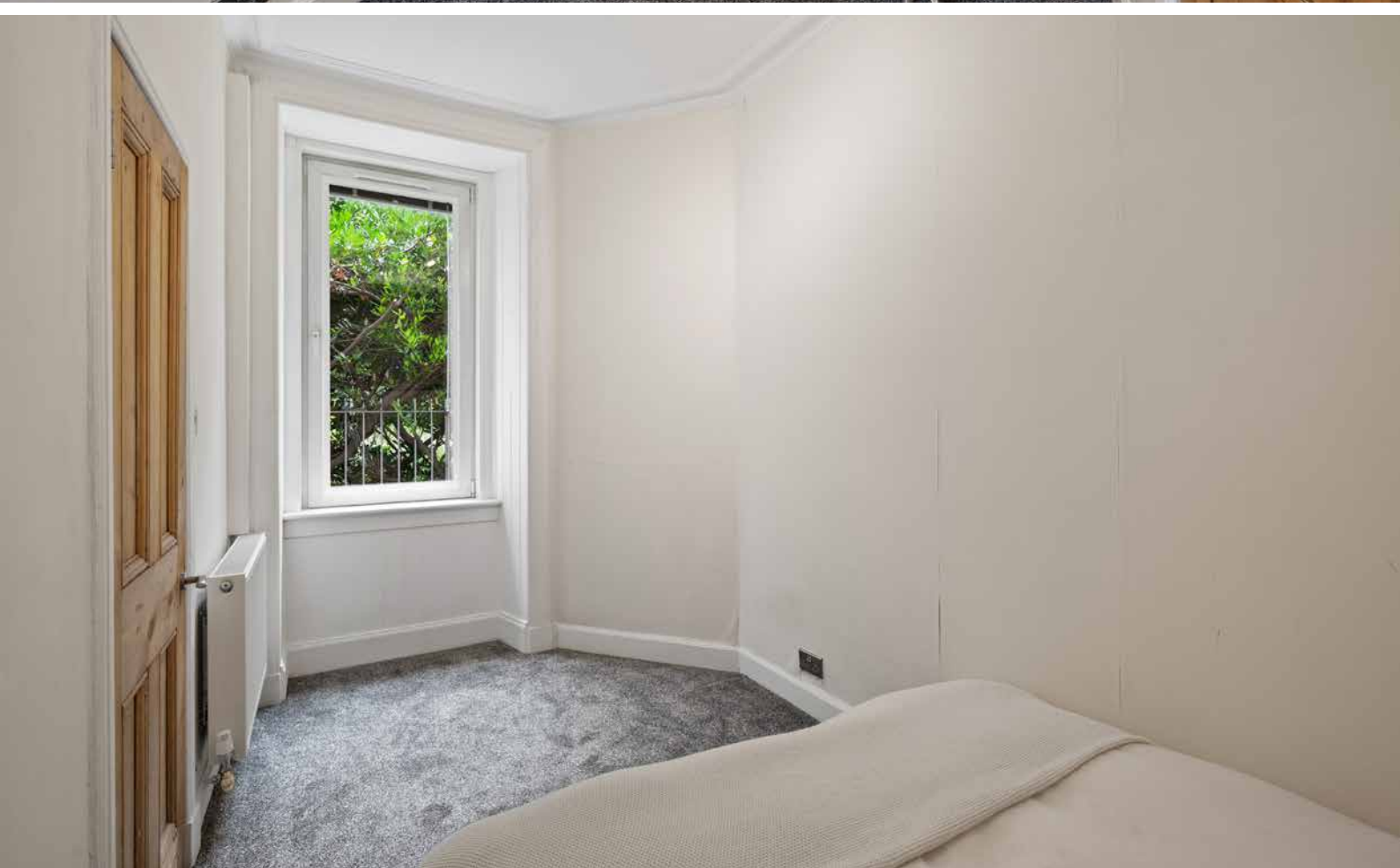
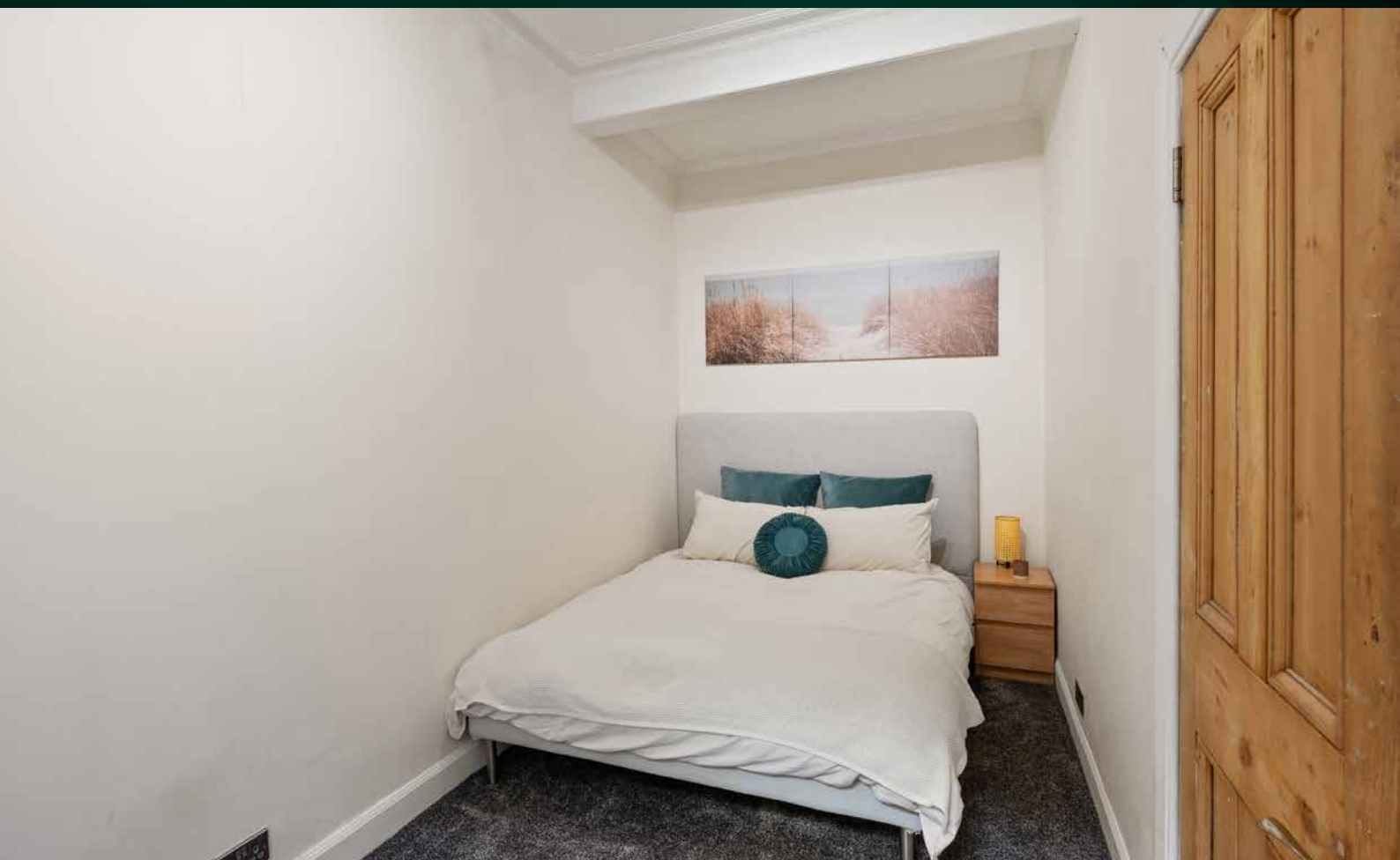
The generous double bedroom is beautifully presented and provides plenty of space for freestanding furniture, while the modern bathroom is finished to a high standard, complementing the excellent decorative order found throughout the home.

Further benefits include gas central heating and double glazing, ensuring warmth, comfort and energy efficiency all year round.

THE BATHROOM



THE BEDROOM

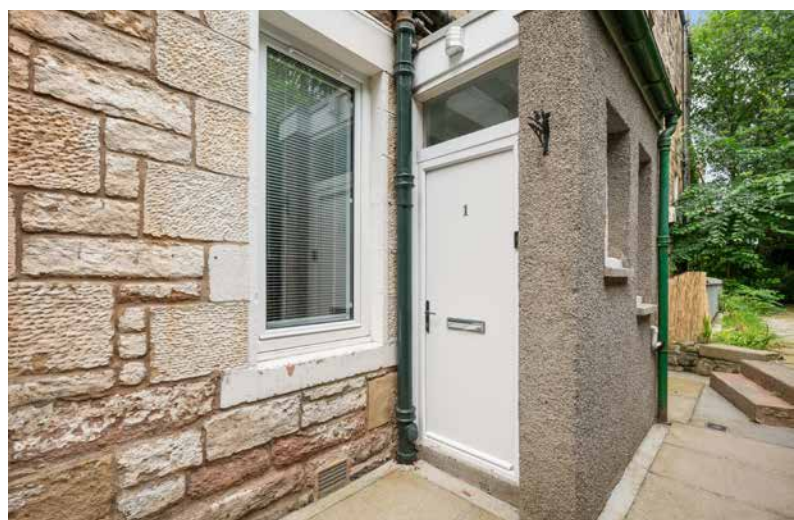


To the rear, residents can enjoy access to a well-maintained shared garden, providing a pleasant outdoor space to relax during the warmer months.

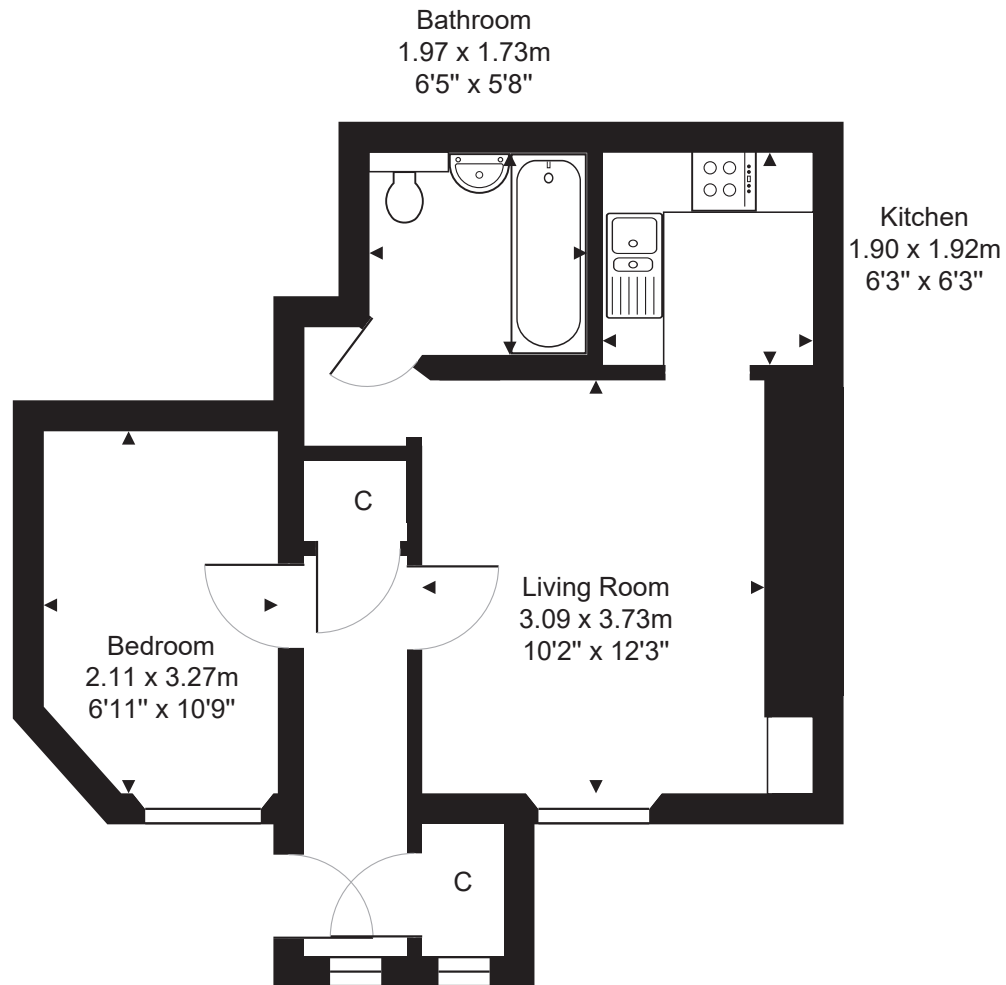
Located within easy reach of a wide range of local shops, cafés, supermarkets and excellent public transport links into Edinburgh city centre, this outstanding property offers a fantastic opportunity to acquire a true move-in-condition home in one of the capital's most convenient locations.

Early viewing is highly recommended.

EXTERNALS

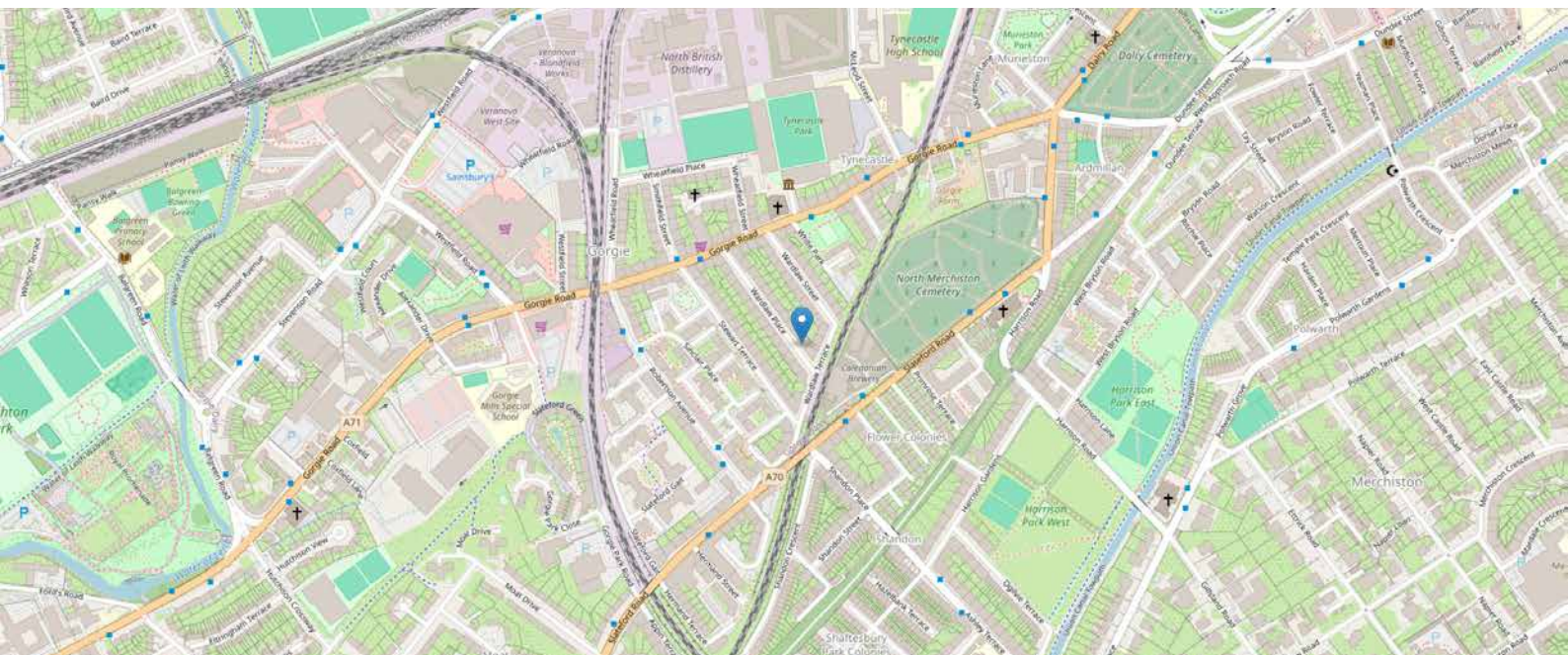


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 36m² | EPC Rating: D



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.