

20/11 Wardlaw Place

GORGIE, EDINBURGH, EH11 1UF



IMMACULATELY PRESENTED ONE
BEDROOM FLAT



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this one-bedroom flat in Gorgie. This charming property is in immaculate condition. As you enter the flat, you are greeted by a warm and inviting atmosphere, making it the perfect place to call home.

The lounge/diner is the heart of this flat featuring soft, neutral-toned walls that create a calming ambiance. The large double-glazed windows allow plenty of natural light to flood in during the day, making the room feel bright and airy.







The kitchen is accessed from the lounge/diner, it has ample worktop space and is fitted throughout with good quality floor and wall-mounted units.





The bedroom is a peaceful haven, the room is tastefully decorated with calming colours, large windows allow for natural light to fill the room during the day.

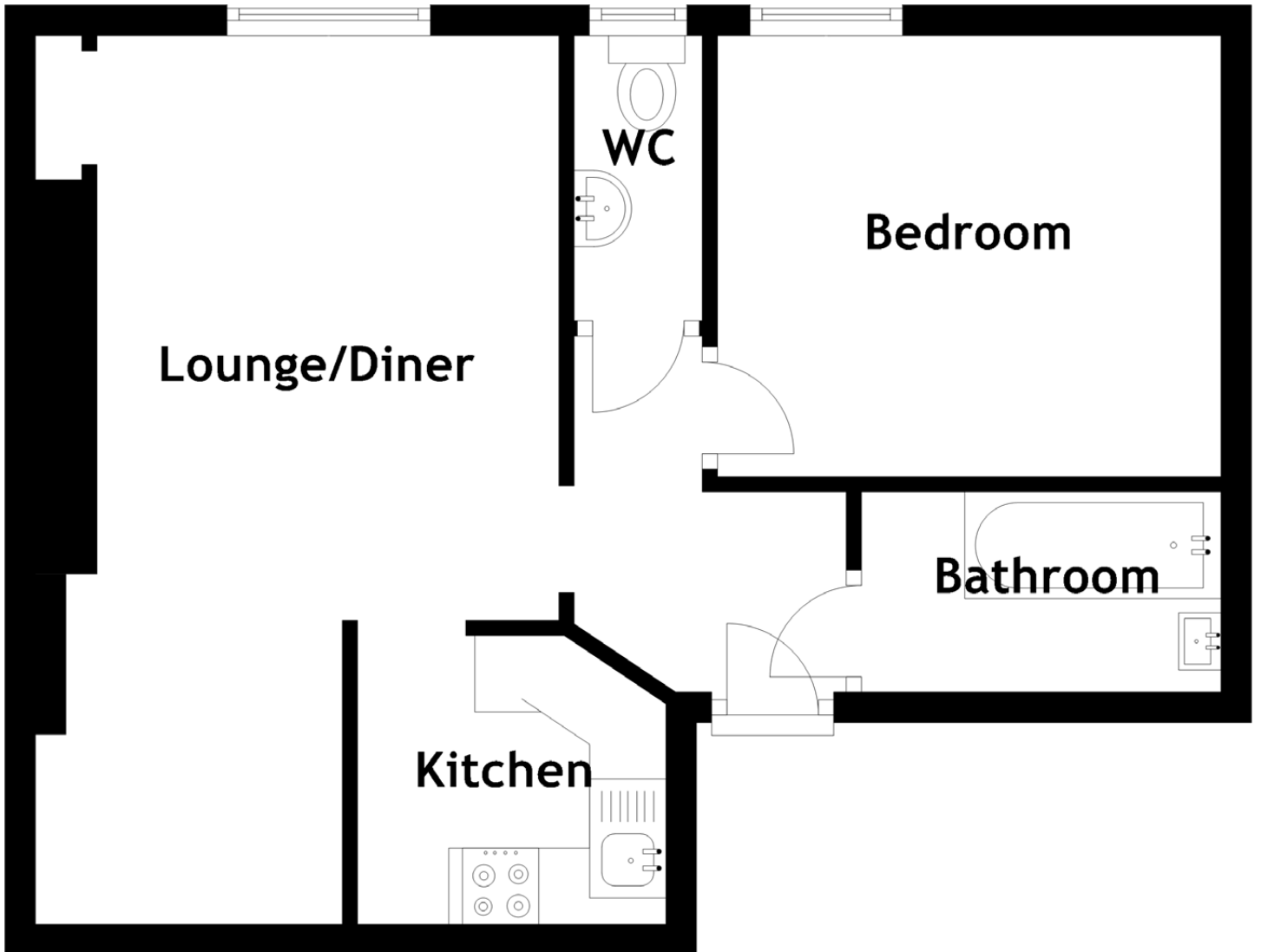




The bathroom is in pristine condition, featuring modern fixtures and finishes. There is a full-sized bathtub with a shower over. The flat also benefits from a separate WC with a wash-hand basin.







Approximate Dimensions

(Taken from the widest point)

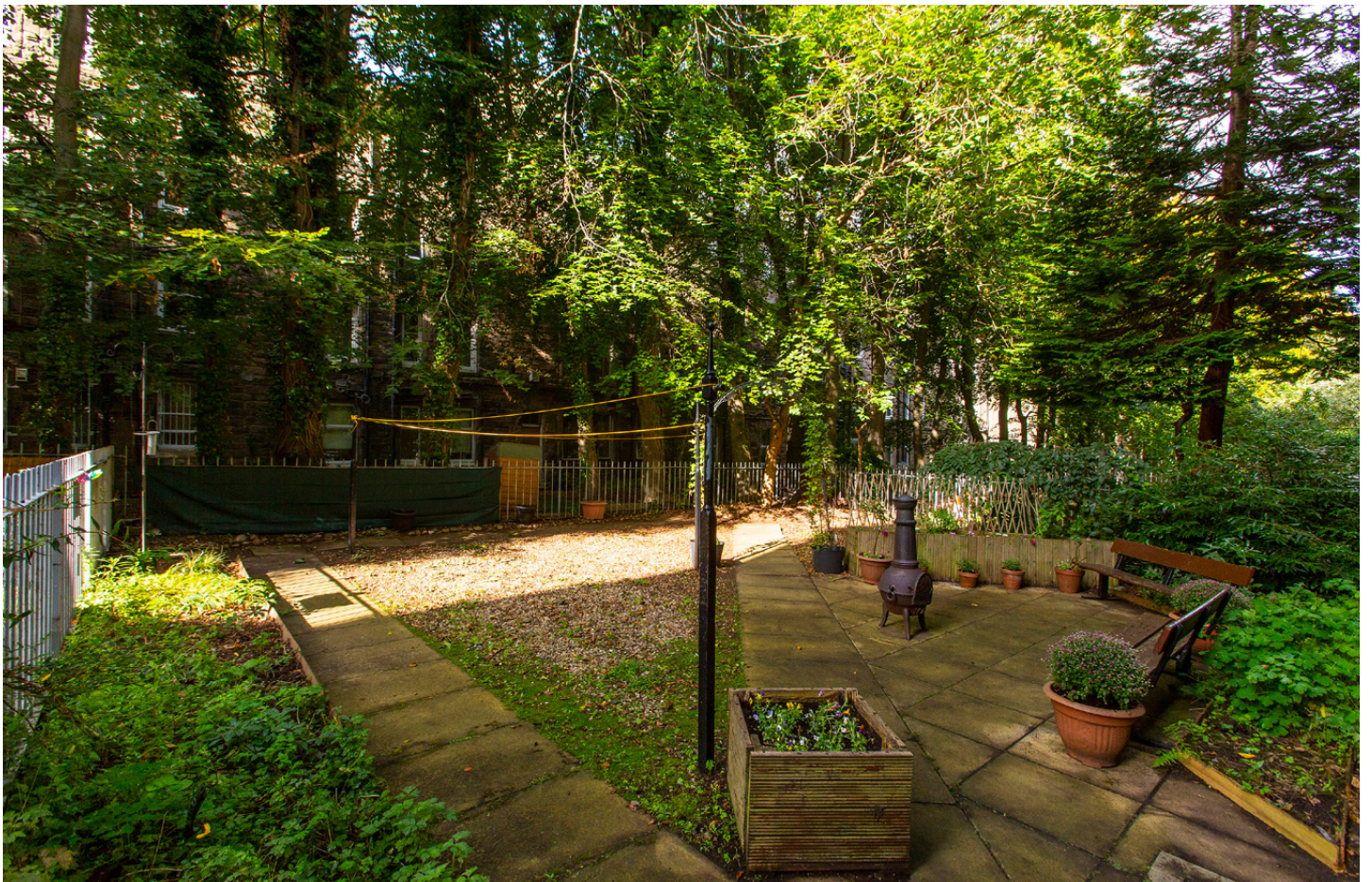
Lounge/Diner	5.82m (19'1") x 3.43m (11'3")
Kitchen	2.02m (6'8") x 1.89m (6'3")
Bedroom	3.30m (10'10") x 2.89m (9'6")
Bathroom	2.36m (7'9") x 1.31m (4'4")
WC	1.87m (6'2") x 0.84m (2'9")

Gross internal floor area (m²): 35m²

EPC Rating: D



There are communal gardens to the rear and permit parking is available to the front of the property. This one-bedroom flat in Gorgie is a perfect example of a well-maintained and immaculate living space.



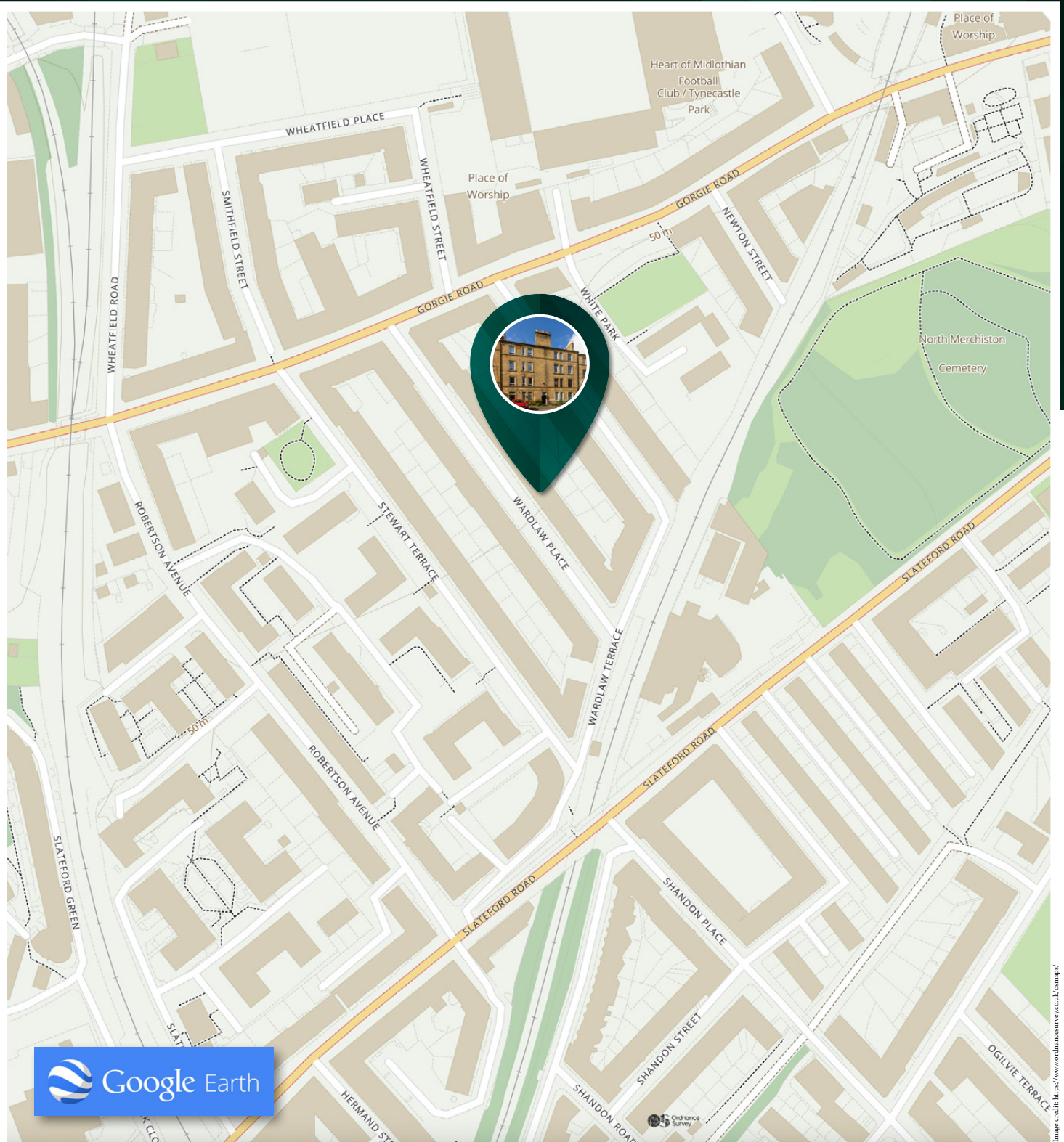


Gorgie is a residential area in the west of Edinburgh and is located about two miles from the city centre and is a densely populated area with a mix of old and new housing. The area is home to a variety of shops, restaurants, pubs, and Tynecastle Stadium.

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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
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.