



13/5, Wardlaw Place, Edinburgh, EH11 1UD

Light & Well-Presented, One-Bedroom, First Floor Flat

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Property Description

Light and well-presented, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre. Comprises an entrance hall, a living/dining room and kitchen, a double bedroom, and a separate WC and shower.

With light neutral decor throughout, features include a stylish fitted kitchen, tall ceilings, double glazing and gas central heating.

Further features include good storage provision, including a large bedroom wardrobe, and a secure entry system.

Externally, there is a shared garden to the rear, and zoned parking to the front and the surrounding streets.

A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. A bright open-plan living/dining room and kitchen features carpeted flooring for the lounge/dining area, and wood effect for the kitchen area. To the rear of the room, a stylish kitchen is fitted with modern units, marble-effect worktops, a sink with a drainer, a tiled surround, an integrated hob and oven, and a freestanding fridge/freezer and washing machine.

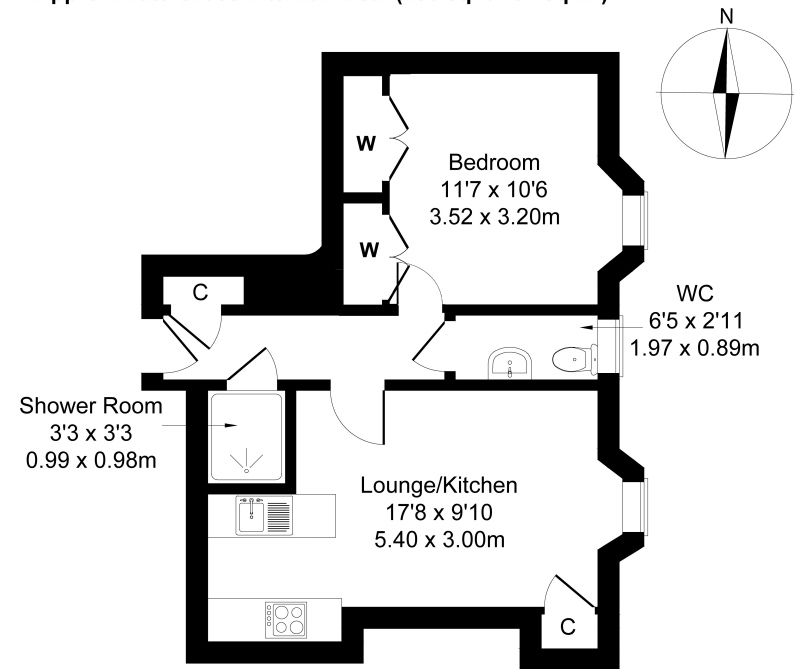
A generous double bedroom is finished with neutral decor, carpeted flooring and a large fitted wardrobe. While completing the accommodation, a separate shower is set internally off the hall, and a WC has a window and a two-piece suite.

An ideal starter home or buy-to-let opportunity, within a superb location offering excellent local amenities and public transport.



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Approximate Gross Internal Area: (403 sq ft - 37 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located just west of Edinburgh's city centre, Gorgie is a vibrant and historic district known for its traditional stone-built tenements and strong sense of community. Gorgie Road serves as a lively hub, offering a wide range of local amenities including a Sainsbury's, an ALDI, and a 24-hour ASDA superstore nearby at Chesser. The area is also home to Heart of Midlothian Football Club and offers a variety of leisure facilities such as Gorgie

Farm, Dalry swimming pool, Craiglockhart Sports Centre, and Fountain Park, which features a multi-screen cinema, gym, and numerous dining options. Excellent public transport links are available via frequent bus services on Gorgie Road, while Haymarket Station, Napier University, Heriot-Watt University, and Edinburgh College are all easily accessible.





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