



2F4, 16, Wardlaw Street, Edinburgh, EH11 1TR

Light & Beautifully Presented, One-Bedroom, Second-Floor Flat Up to date price and viewing info at mov8realestate.com/property



Property Description

Light and beautifully presented, one bedroom, second-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, open-plan living/dining room and kitchen, double bedroom, en-suite shower room, and a WC.

Ready-to-move-in, finished in light tasteful decor, with furniture and appliances included in the sale.

Highlights include an exceptionally spacious open-plan public room, a modern fitted kitchen with appliances, and stylish bathroom suites. In addition, there is contemporary lighting, continuous quality oak wood flooring, gas central heating, double glazing, and a secure entry system.

The property overlooks the quiet and leafy shared gardens to the rear, whilst zoned parking is to the front and on surrounding streets.

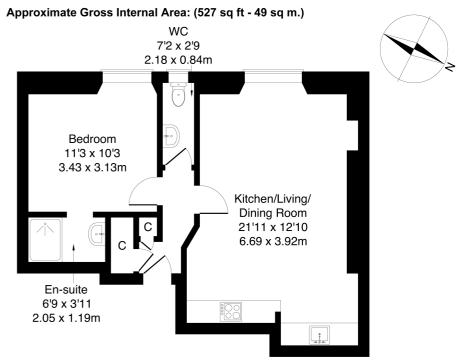
A welcoming entrance hall affords access throughout the property and features two built-in store cupboards, an entryphone handset, and quality hardwood flooring continuing throughout. A spacious public room can accommodate both lounge and dining furniture and features a small press with shelves, a modern pendant light fitting over the lounge, and recessed spotlighting over the kitchen.

A stylish kitchen is set to the rear of the room and includes modern units, stone-effect worktops, a tiled surround, a sink with drainer, a fridge/freezer, a washing machine, and an integrated dishwasher, electric oven and hob with canopy above.

A tastefully finished double bedroom features period cornice-work, a pendant light fitting, and ample space for freestanding storage; whilst set off, a fully-tiled shower room includes a modern hand basin, a wall mirror, a ladder-style radiator, and an integrated cubicle with a mains mixer and rainfall showerhead. Set off the hall with a window, the WC includes a two-piece suite, tiled flooring and splash walls.



2F4, 16 Wardlaw Street, Edinburgh, EH11 1TR



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

Area Description

Gorgie is a popular and historic district of Edinburgh, just west of the city centre, comprising mostly of traditional stone-built tenements. Gorgie Road has a vibrant atmosphere, and provides extensive local amenities along its length, with a Sainsbury's and ALDI in Gorgie, and a 24-hour ASDA at Chesser providing superstore shopping. Home to Heart of Midlothian Football Club, there

are a number of leisure opportunities including Gorgie Farm, Dalry swimming pool, Craiglockhart Sports Centre, and Fountain Park with a multiscreen cinema, fitness centre and numerous restaurants. Frequent bus services are available from Gorgie Road, whilst Haymarket Station, Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.



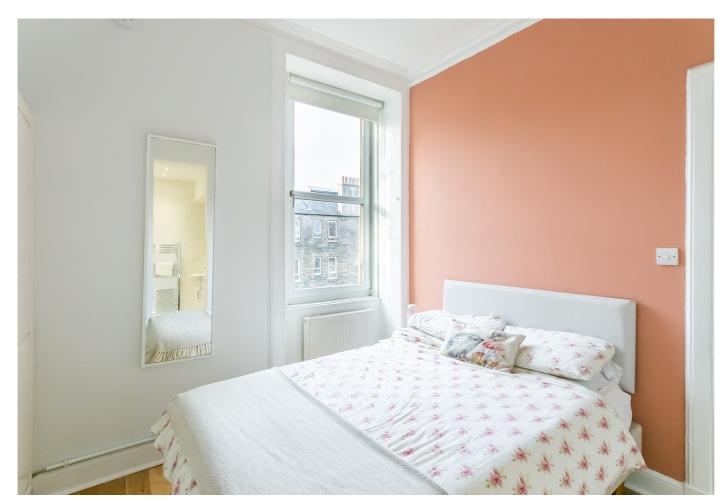
















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.