



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

Light & Beautifully Presented, One-Bedroom, Second-Floor Flat

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# 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.

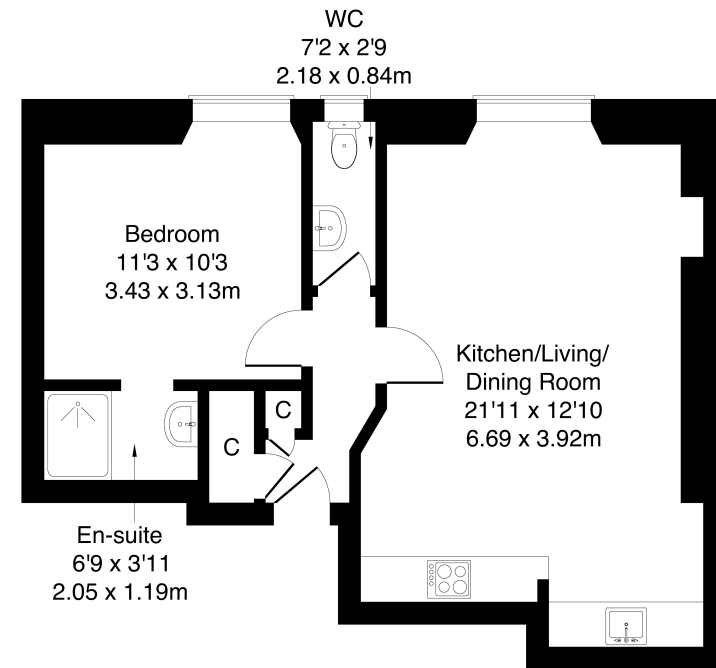
A stylish kitchen is set to the rear of the room and includes modern units, stone-effect worktops, a tiled surround, a sink with drainer, a fridge/freezer, a washing machine, and an integrated dishwasher, electric oven and hob with canopy above.

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.



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Approximate Gross Internal Area: (527 sq ft - 49 sq m.)



**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 multi-screen 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.





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