



6/12 Wardlaw Street, Edinburgh, EH11 1TS

Light and Neatly Presented, One-Bedroom, Second-Floor Flat

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Property Description

Light and neatly presented, one-bedroom, second-floor flat, forming part of the traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises an entrance hall, a living/kitchen area, a double bedroom and a separate shower room.

Features include a stylish kitchen area, modern fitted shower room, gas central heating and double glazing. Externally, there are communal grounds to the rear, and on-street parking to the front and surrounding areas.

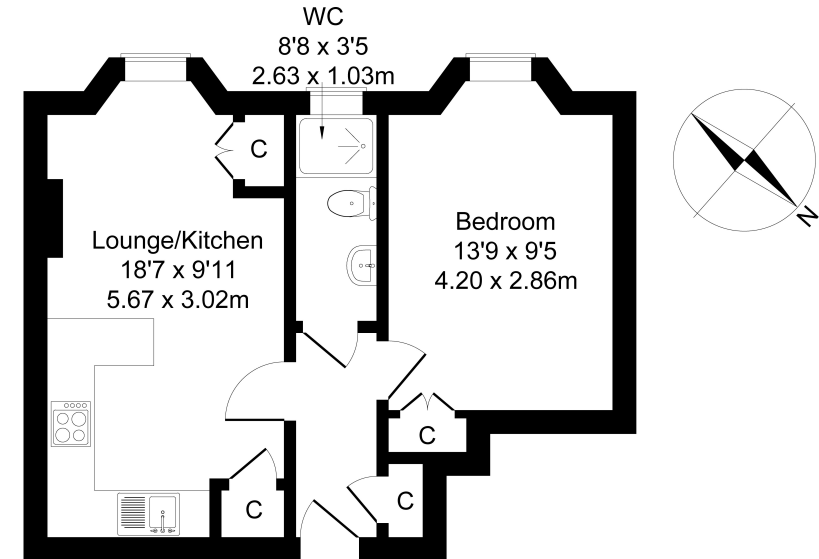
A welcoming entrance hall provides access to all rooms throughout the property. The open-plan living and kitchen area is well-presented and functional. The living space features carpeted flooring, a wall-mounted TV point, a window allowing in plenty of natural light, and a central ceiling light. The kitchen area is fitted with tiled-effect flooring, marble-effect worktops, a tiled splashback surround, and a stainless steel sink with drainer. Integrated appliances include an oven and a gas hob with a canopy extractor above.

The spacious bedroom benefits from carpeted flooring and a built-in storage cupboard. There is ample room for a double bed along with additional furnishings such as a wardrobe, bedside tables, or a chest of drawers, making it a comfortable and practical sleeping space. Completing the property is a modern fitted shower room, which includes tiled flooring, a tiled splashback surround, recessed spotlighting, and a ladder-style radiator.



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Approximate Gross Internal Area: (388 sq ft - 36 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 just west of Edinburgh city centre, known for its traditional stone-built tenements. The vibrant Gorgie Road offers extensive local amenities, including a Sainsbury's and Aldi, with a 24-hour ASDA superstore located nearby at Chesser. The area is 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, fitness centre, and several restaurants. Frequent bus services run along Gorgie Road, and Haymarket Station, as well as Napier and Heriot-Watt universities and Edinburgh College, are all easily accessible.





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