



## 13/4, Wheatfield Street, Edinburgh, EH11 2PB

Light and Beautifully Presented One-Bedroom, First-Floor Flat

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# Property Description

Light and beautifully presented, a one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Set on a quiet side street, conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, a double bedroom, a box room, and a bathroom.

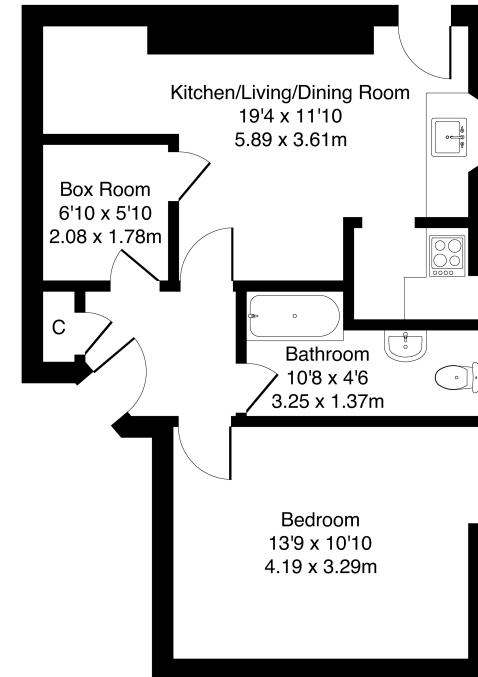
Finished in light neutral decor, with a particularly spacious layout, with varnished hardwood flooring throughout. Additional features include a fitted kitchen, a spacious bathroom, double glazing, and gas central heating.

Additionally, the property features a secure entry system, a shared garden to the rear, and unrestricted on-street parking to the front.

A welcoming entrance provides access to all rooms, creating a convenient and cohesive living space that leads through to an open-plan living room offering a bright and airy feel. The kitchen is finished with a granite-effect countertop and features a stainless-steel sink with a drainer, an integrated oven, a gas hob with a canopy above, and a washing machine.

Off the living room is a useful box room, ideal for additional storage and added convenience. The bedroom is finished with contemporary flooring and benefits from ample natural light flowing through the space. Completing the property is the bathroom, which comprises a three-piece suite with a shower over the bath.

**mov<sup>8</sup> 13/4 Wheatfield Street, Edinburgh, EH11 2PB**  
Approximate Gross Internal Area: (517 sq ft - 48 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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