



Portfolio

1F1, 10 WARDLAW STREET

Edinburgh, EH11 1TS

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Fixed Price £144,995

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Located within a traditional Edinburgh tenement dating from circa 1900, this first-floor one-bedroom flat offers fantastic potential for refurbishment and would make an ideal purchase for a first-time buyers, home buyers, or buy-to-let investors. The accommodation comprises: entrance hallway with storage cupboard, bright living room open to the kitchen, spacious double bedroom, and bathroom. The property benefits from gas-fired central heating via a combi boiler, double glazing, and secure entry with intercom system. Period features, including high ceilings and decorative cornicing, add to the traditional charm of this appealing flat. Externally, there is a communal rear garden and on-street permit parking to the front. Although the property would benefit from modernisation, it offers excellent scope to add value and tailor the home to personal taste or investment goals.



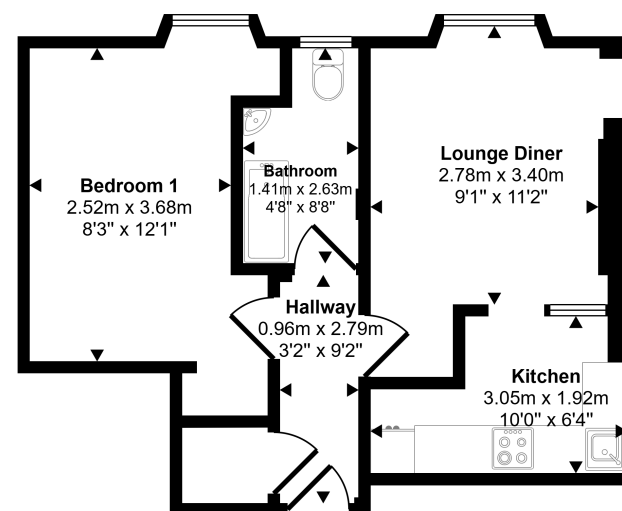
Gorgie is a vibrant and well-connected residential area lying to the west of Edinburgh city centre, just a short bus or cycle ride from Haymarket, Fountainbridge, and the city's financial district. The area is highly sought after by both young professionals and tenants, thanks to its convenient location, excellent local amenities, and strong sense of community. Nearby you'll find a wide range of shops, cafés, supermarkets, and independent businesses along Gorgie Road and Dalry Road, while Harrison Park and the Union Canal provide attractive green space for recreation. Regular bus services offer quick access to the city centre and university campuses, and Haymarket Station is within easy reach.



FEATURES

- Vacant property
- First-floor property
- 1 Bedrooms
- Home Report
£145,000
- Investment
potential
- 36 sq m
- EPC C
- Council Tax Band B

Approx Gross Internal Area
36 sq m / 389 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.