



13/6 Wheatfield Street, Gorgie, Edinburgh, EH11 2PB

Light and Well-Presented, Traditional, One-Bedroom, Second-Floor Flat

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Property Description

Light and well-presented, one-bedroom, second-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, living/dining room, kitchen, utility room, a double bedroom and a shower room.

Freshly prepared for the market, features include a fitted kitchen with appliances, a modern bathroom, double glazing and gas central heating. In addition, there is a secure entry system, a shared garden to the rear, and unrestricted on-street parking to the front.

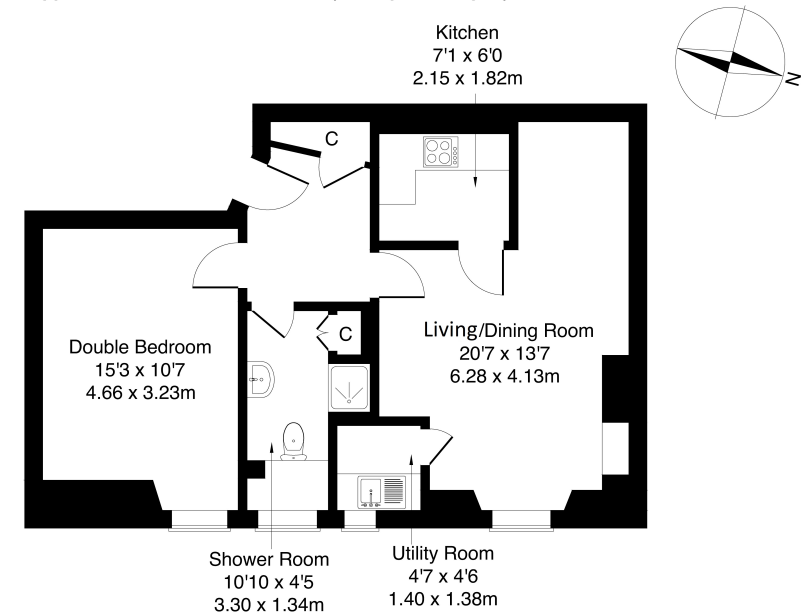
Some items of furniture may be available by separate negotiation.

A spacious entrance hall, with storage, is finished with carpeting and the light, neutral decor which continues throughout the flat. A well-proportioned reception room offers a versatile floor plan, with ample space for both comfortable lounge furniture as well as a dining table and chairs. Leading off the living and dining room, a kitchen is fitted with modern, white units, and stone-effect worktops, whilst appliances include a freestanding cooker, a microwave and a fridge/freezer. Also conveniently accessed from the reception room, a utility room houses additional cupboard storage, a sink and a washing machine.

The flat's double bedroom is bright and spacious and provides plenty of space for freestanding bedroom furniture and storage.

Completing the accommodation, a shower room comprises a recessed shower cubicle, a two-piece suite, fitted cupboard storage, panel splash walls and tiled flooring.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Second Floor

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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