



## 16/11 Wardlaw Street, Edinburgh, EH11 1TR

Light & Well Presented, 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. Conveniently located in the popular Gorgie area, west of Edinburgh city centre.

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

Features include tall ceilings, contemporary flooring, gas central heating, double glazing, excellent storage and a secure entry system. There is also a shared garden to the rear, with zoned parking to the front and the surrounding streets.

An ideal starter home or buy-to-let opportunity.

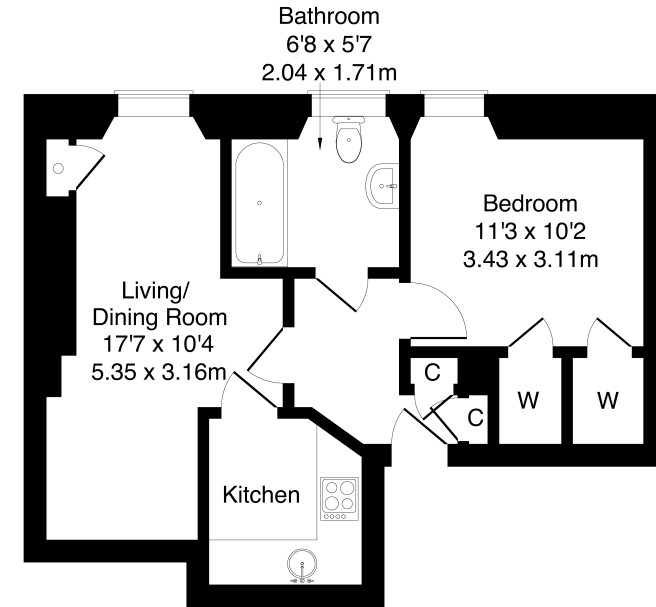
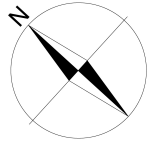
A welcoming entrance hall leads to the living/dining room, bedroom, and bathroom and features two built-in storage cupboards and the entry phone handset. A bright living/dining room accommodates both lounge and dining furniture, benefiting from a raised dining area, wood-effect flooring, and a pendant light fitting. The kitchen is set internally off the hall and includes fitted units, worktops, a tiled surround, a sink, and an integrated oven and gas hob.

A well-sized double bedroom features period cornice work, carpeted flooring, and two exceptionally deep built-in wardrobes with additional overhead cupboards, offering outstanding storage capacity. Completing the home, the bathroom is fitted with a three-piece suite, including a shower unit over the bath.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Situated in the vibrant Gorgie area, this property enjoys a wealth of local amenities, including shops, supermarkets, cafes, and leisure facilities. Excellent transport links provide quick and easy access to Edinburgh's city centre, with regular bus services and nearby train stations. The area benefits from green spaces such as Saughton Park and the

Water of Leith Walkway, while Murrayfield Stadium and Fountain Park entertainment complex are within easy reach. With its combination of convenience, local attractions, and excellent investment potential, this flat is a superb opportunity for first-time buyers or landlords.





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