



Pf1, 10 Wardlaw Street, Edinburgh, EH11 1TS

Light & Tastefully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, ground-floor flat, set quietly to the rear of a traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, a shower room, and a separate WC.

Features include a fitted kitchen with appliances, exposed original wood flooring, and modern bathroom suites.

In addition, there is electric heating, double glazing, a secure entry system, and a shared garden to the rear.

A welcoming entrance hall affords access throughout the property and features a convenient storage cupboard and exposed original wood flooring. An open-plan public room has space for both lounge and dining furniture, an open press with shelves and painted wood flooring.

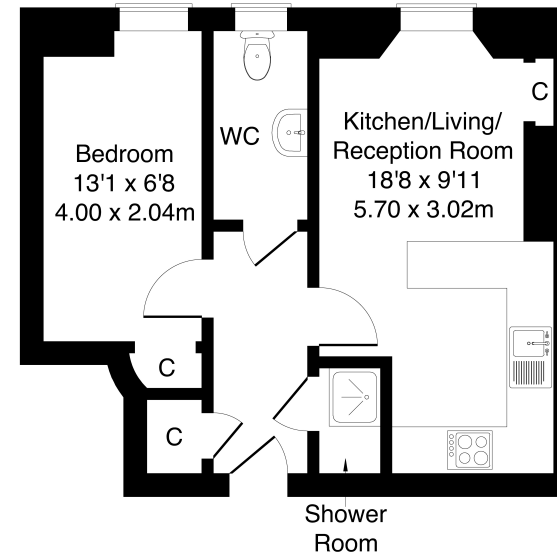
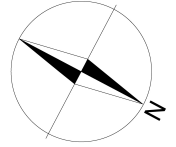
To the rear of the room, the kitchen is fitted with wall and base units, stone effect worktops, a sink with a drainer, an integrated oven and electric hob, and a freestanding washing machine.

A double bedroom offers generous space for furnishing and features light decor, wood flooring, and an open built-in wardrobe. Completing the accommodation, the shower room is set off the hall, whilst the WC has a window and a two-piece suite.



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Approximate Gross Internal Area: (377 sq ft - 35 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 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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