

2 (1F3) Wheatfield Road, Gorgie Edinburgh, EH11 2PS

OFFERS OVER £175,000



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- Traditional first floor flat in 'move-in' condition
- Living Room with stylish open plan kitchen area
- Double bedroom and second bedroom to front
- Modern shower compartment and separate toilet
- Double glazing and modern gas central heating
- Entry system and pleasant community garden to rear
- Quiet street with permit zoned parking
- EPC C

Description

Larger than many others in the vicinity, this starter flat is positioned on the first floor of a traditional solid stone-built tenement (Circa 1890). It may also appeal to landlords as it has a proven rental history of £950 pcm and is in true 'move-in' condition with neutral decor. The layout (62 sqm) is flexible and offers scope for further alteration if required. Overlooking the rear garden is a living room which is open plan to a smartly fitted kitchen area. There is a double bedroom (equally suitable as a formal sitting room) and a second bedroom to the front of the building. The modern shower compartment and separate W.C are both fitted with slim line hand basin cabinets. The building has a secure entry system.





Central Heating and Double Glazing

Gas central heating was installed in recent years which is complemented by replacement double glazing.

Location

Only lined on one side, Wheatfield Road is a quiet street on the north side of Gorgie Road near the junction with Robertson Road. This popular district is part of the 'university corridor' and just over one mile from Haymarket Rail Station. The area benefits from excellent bus services and cycle track networks. It is very close to the revitalised Union Canal, delightful Water of Leith Walkway, and the Fountain Park complex offering a cinema, private gym and bars. There is a choice of large supermarkets (including Sainsbury's), a wealth of local shops, take-away facilities, banks, a chemist, gym and many other social amenities within the immediate vicinity.

Gardens and Parking

The property benefits from a well-presented community garden and zoned on-street parking.

Valuation

The mortgage valuation is £190,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

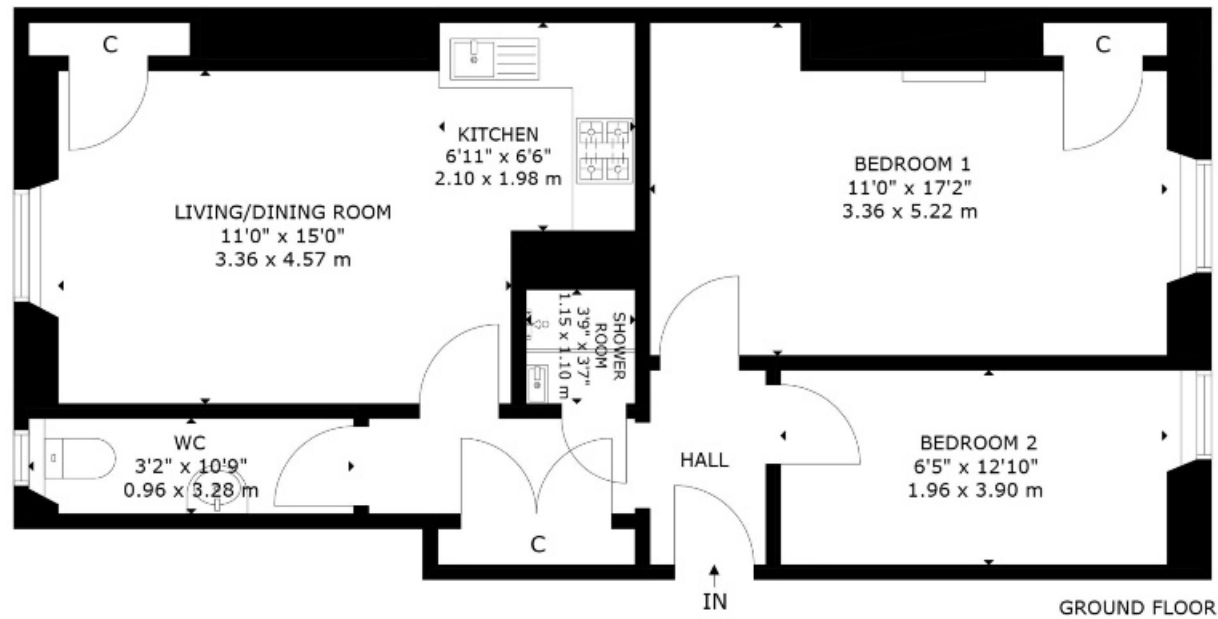
The property lies in Council Tax Band B and has an C rated Energy Performance Certificate.

Extras

The fitted carpets, blinds, oven, hob and hood, fridge/fridge are included.

Viewing

To view telephone Agents 0131 243 1230 (or 07595820611 out with office hours) kwilson@dm-propery.com



2 1F3 WHEATFIELD ROAD, EDINBURGH, EH11 2PS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 672 SQ FT / 62 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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