



lindsays

9 (2F2) Wardlaw Street
Gorgie, EH11 1TL

"A well proportioned second floor flat situated within a traditional tenement in the sought after area of Gorgie"

- Hall with two storage cupboards
- Living room with dining recess
- Fitted kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Unrestricted on street parking

EPC Rating C

OFFERS OVER £125,000



Description

A well proportioned second floor flat situated within a traditional tenement in the sought after area of Gorgie. The property benefits from gas central heating and double glazing and offers a lovely home in a convenient and popular location. In brief the accommodation comprises; hall with two storage cupboards, living room with window to the front and dining recess to the rear, fitted kitchen located off the sitting room, double bedroom and shower room.

Area

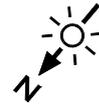
Gorgie is a popular and vibrant area of the city, located just over one mile west of the city's West End and Princes Street. Whilst the city centre is easily within walking distance, there are many and frequent bus services to and from the city centre and to many other parts of the city. Gorgie itself plays host to an excellent range of independent shops, a large branch of Sainsbury, an Aldi and a variety of cafes, restaurants and bars. There is a swim centre/gym in neighbouring Dalry and the Fountain Park complex boasts a number of popular eateries, a Casino, Cinema, a Bowling Alley and a Nuffield Health and Fitness Club. Haymarket Rail Station is within easy reach at the foot of Dalry Road, where there is also a tram stop providing a direct link with Edinburgh International Airport. In the opposite direction, the city by-pass, central motorway network and Queensferry Crossing are all readily accessible.

Viewing

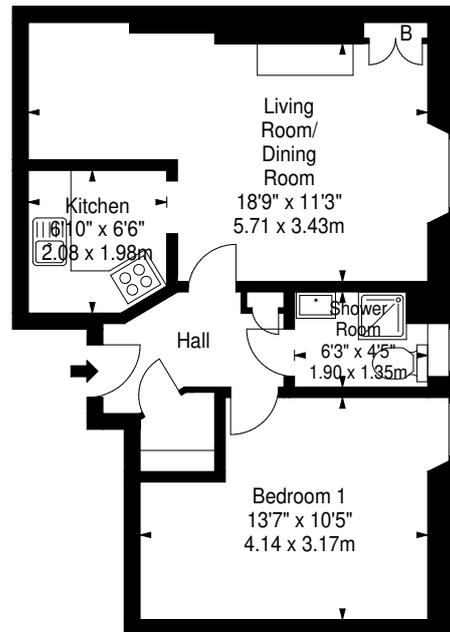
by appointment contact Lindsays on 0131 229 4040



Wardlaw Street,
Edinburgh,
Midlothian, EH11 1TL



Approx. Gross Internal Area
469 Sq Ft - 43.57 Sq M
For identification only. Not to scale.
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.