Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents



4 (2F2) WARDLAW TERRACE, EDINBURGH, EH11 1TW

Boasting bright south-west-facing accommodation but now requiring modernisation, this one-bedroom traditional apartment in Edinburgh's vibrant and bustling Gorgie presents a wonderful opportunity for a first-time buyer or investor.

Situated on the second floor of a handsome sandstone building, the hallway leads you into a spacious south-west-facing living room. With original flooring and built-in storage this offers superb potential as a comfortable place in which to relax. Returning to the hallway and the kitchen will now benefit from an upgrade but features ample worktops, wall and floor units and an integrated oven and hob. Enjoying a south-west-facing orientation the double bedroom is light and airy whilst a WC and shower room complete the layout. There is on-street permit parking.

VIEWING: Telephone Solicitors on 0131 225 6226

Key features

- One-bedroom second floor apartment
- South-west-facing living room
- Kitchen
- South-west-facing double bedroom
- Shower room and WC
- Double glazing
- On-street parking

Area

Lying south west of Edinburgh City Centre, Gorgie is a popular and vibrant residential location. There are many scenic open spaces to enjoy including Saughton Park and Gardens. Golf courses such as those at Kingsknowe and Carrick Knowe are minutes away as is Craiglockhart Leisure and Tennis Centre, and Fountain Park with its casual dining options, multiplex cinema and Nuffield Health and Fitness Wellbeing Gym. Daily shopping needs are met by an array of convenience stores. There is a large Sainsbury's, Asda and an Aldi within easy reach along with Hermiston Gait an the Gyle Shopping Centre. The nearby O2 Academy entertainment and music venue features five-a-side football pitches and it is close to Murrayfield Stadium.It is a perfect position for Edinburgh College, Heriot-Watt and Napier Universities, and Edinburgh Park. Schooling includes Balgreen Primary School and Tynecastle High School with renowned private options such as Merchiston Castle School and George Watson's College nearby. Regular bus and train services take you to the City Centre and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.

EPC Rating: E

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.













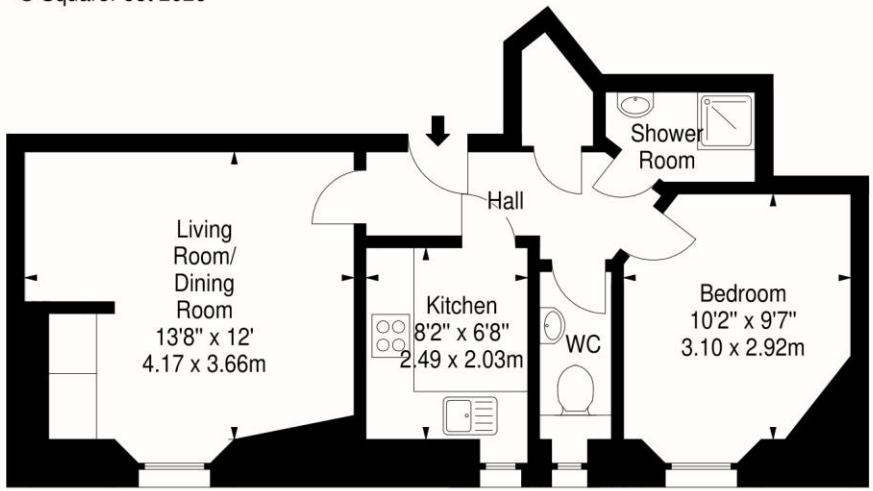




Wardlaw Terrace,
Edinburgh,
Midlothian, EH11 1TW

SquareFoot

Approx. Gross Internal Area
442 Sq Ft - 41.06 Sq M
For identification only. Not to scale.
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Second Floor

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