



**15 (3F2 / 14), WARDLAW PLACE,
EDINBURGH**

STEWART WATT & CO.
RESIDENTIAL PROPERTY



Bright Top Floor One-Bedroom Flat with Excellent Storage in
Popular Gorgie Location

VIEWING BY APPOINTMENT ONLY
CALL: 0131 337 9692

FIXED PRICE £160,000

- Top floor position with excellent natural light
- Bright and well-proportioned living room
- Separate fitted kitchen
- Comfortable double bedroom
- Practical and efficient layout
- Ideal for first-time buyers or investors
- Access to communal grounds
- On-street permit parking





A bright and well-proportioned one-bedroom top-floor flat, forming part of a traditional tenement building in the popular Gorgie district of Edinburgh.

Positioned on the top floor and enjoying excellent natural light throughout, this appealing property offers well-balanced accommodation ideally suited to first-time buyers, professionals or buy-to-let investors. The flat benefits from a practical layout, good storage provision and a bright, airy feel enhanced by its elevated position.

The property is accessed via a welcoming hallway, with useful storage, leading through to a light-filled living room with ample space for both relaxing and dining. A separate kitchen sits just off the living area, offering a functional layout with good worktop and storage provision.

The double bedroom is quietly positioned and benefits from excellent built-in storage across multiple cupboards, a particularly valuable feature for a property of this size. The bathroom is centrally located and fitted with a three-piece suite.

Overall, the flat provides comfortable and efficient living within a sought-after city location, with the additional benefits of top floor privacy and an abundance of natural light.Hall

The entrance hall provides access to all rooms and includes built-in storage cupboards

Hall

Entrance hallway providing access to all rooms, with useful built in storage cupboard.

Living Room

A bright and well proportioned living space with ample room for lounge and dining furniture.

Kitchen

Separate kitchen accessed from the living area, fitted with storage units and worktop space.

Bedroom

Comfortable double bedroom with extensive built in storage cupboards.

Bathroom

Bathroom fitted with a three piece suite, conveniently located off the hall.

EXTERNAL

The property benefits from access to shared communal grounds and on street parking within a permit zone (typical for the area).

LOCATION

Wardlaw Place is situated within the vibrant and well connected Gorgie area, just west of Edinburgh's city centre. The area offers a wide range of local amenities including supermarkets, cafes, restaurants and leisure facilities, all within easy reach.

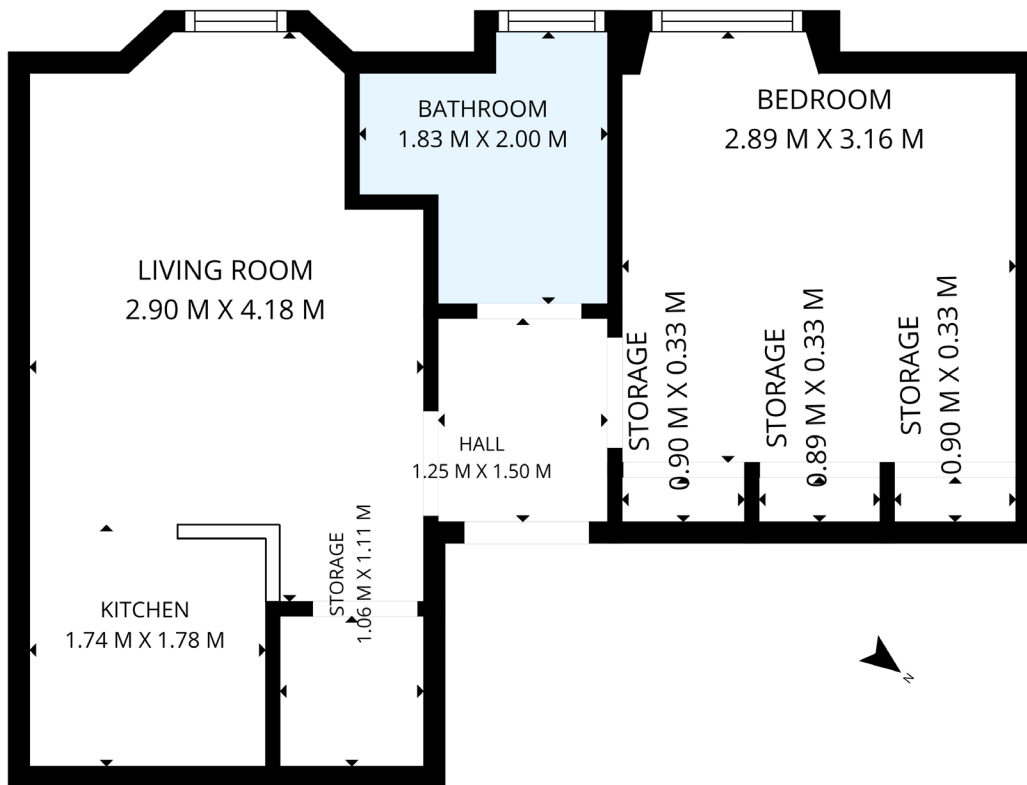
Excellent public transport links provide swift access to the city centre, Haymarket and surrounding districts, while nearby green spaces such as the Union Canal and Harrison Park offer attractive outdoor opportunities.

Gorgie remains a highly desirable location, balancing convenience, connectivity and a strong sense of local community—making it an ideal setting for modern city living.

Tenure: Freehold

Council Tax: Band B

EPC: Band C

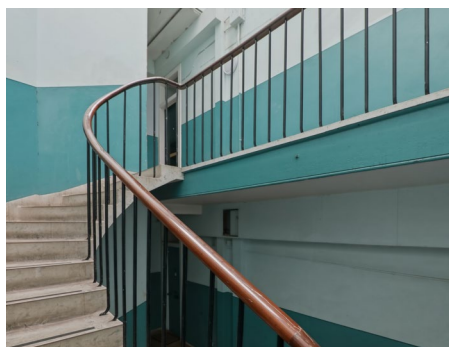
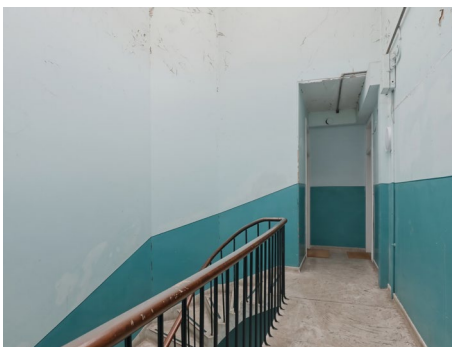


Total: 28 m²
 1st Floor: 28 m²
 Excluded Areas: Storage: 1 M², Walls: 5 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
 All measurements are approximate and are generally taken from the widest point.