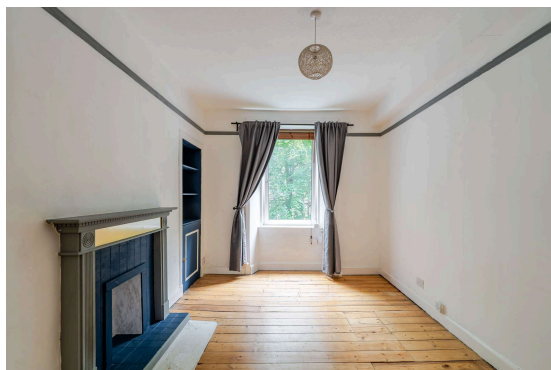
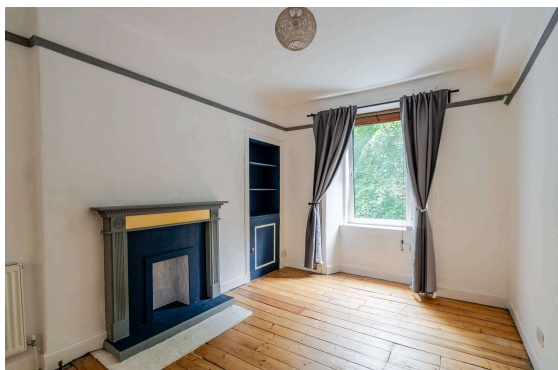


**16/5 Wardlaw Place,
Edinburgh, EH11 1UE**

Fixed Price £160,000

- Large living/dining room featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Electric central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: B
Tenure: Freehold



Flat

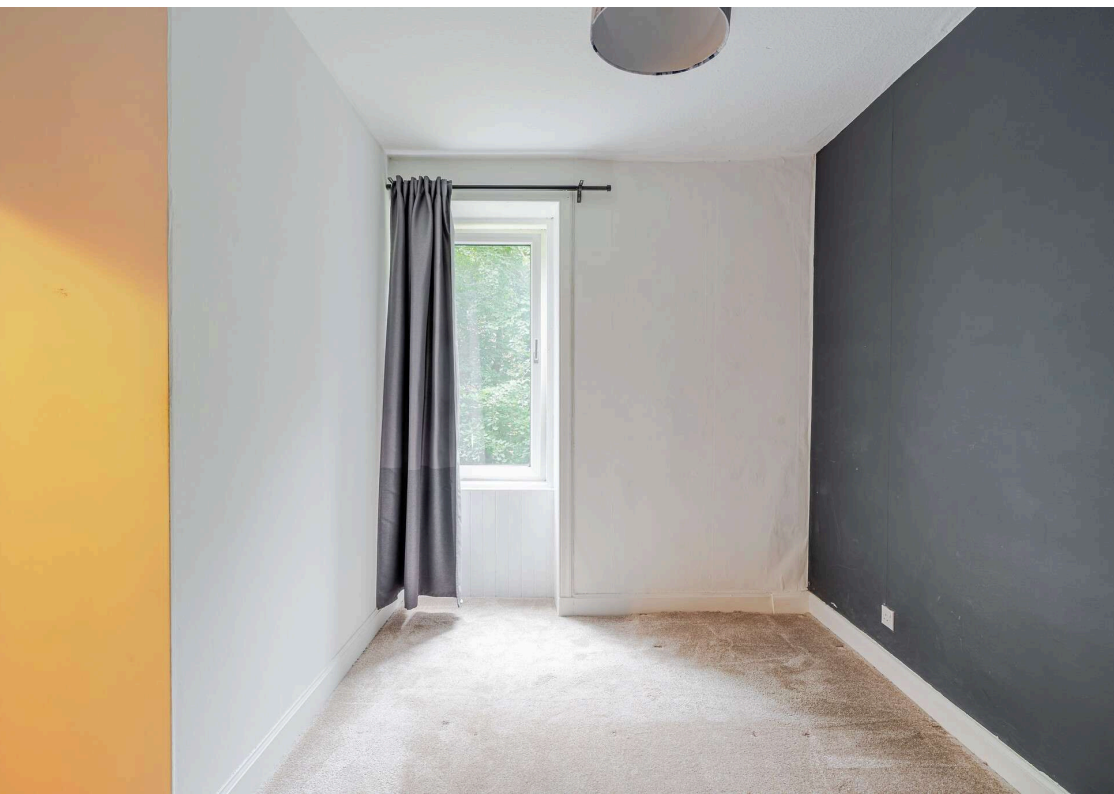
Blair Cadell are delighted to present to market this one bedroom tenement flat offering great accommodation for those looking to get onto the property market. With superb links to the city centre, the property would be ideal for the first time buyer or investor and early viewings are recommended.

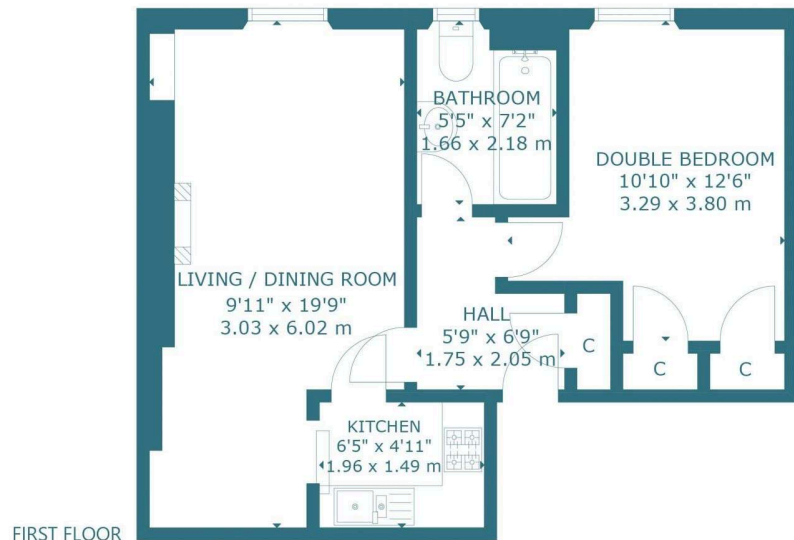
The accommodation comprises of an a generous living/dining space featuring a decorative fireplace making it the perfect space to entertain friends and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There is a generous double bedroom featuring built in wardrobes offering plenty of useful storage space. The bathroom is fitted with a three-piece suite and electric shower over the bath. The property benefits from electric central heating and double glazing throughout. Externally there is a well kept communal garden and residents permit parking is readily available.

Gorgie is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station is just a short distance offering rail and tram links, ensuring effortless commuting throughout Edinburgh and beyond. For motorists, the nearby A8 allows fast access to the west and the central motorway network. A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Gorgie and neighbouring Dalry. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex—with its cinema, gym, and restaurants—Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.

Viewing by appointment on 0131 337 1800







16/5 WARDLAW PLACE, EDINBURGH, EH11 1UE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 426 SQ FT / 40 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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