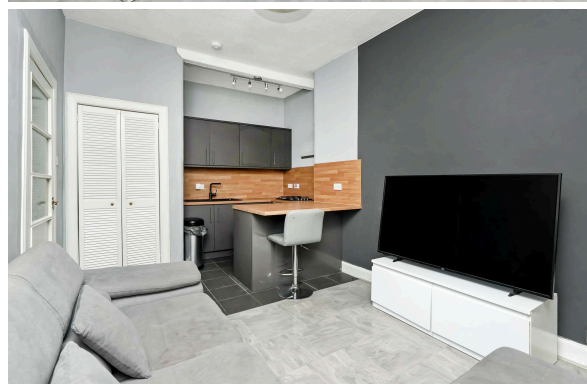




5/1 Wheatfield Place
GORGIE | EDINBURGH | EH11 2PD



5/1 Wheatfield Place

GORGIE | EDINBURGH | EH11 2PD

Warners are delighted to present this one-bedroom, ground floor flat forming part of a traditional tenement flat, situated in the popular Gorgie area of Edinburgh, benefitting from fantastic local amenities and regular transport links which provides easy access into Edinburgh city centre. The property will be popular with young professionals, couples, first-time buyers and investors alike. Quietly situated to the rear, the accommodation comprises of an entrance hallway with storage, good-sized living/dining/kitchen with large pantry cupboard, Edinburgh Press, fitted kitchen with modern wall and base units, integrated gas hob and electric oven, and breakfasting island, a large double bedroom offering an en-suite shower room with electric shower cubicle. The property further benefits from electric panel heaters, double glazing and security entry phone and externally, a communal rear garden and residents' permit on street parking.

- One-bedroom, traditional tenement flat
- Entrance hallway with storage
- Living/dining/kitchen with pantry cupboard, breakfasting bar and Edinburgh Press
- Double bedroom with en-suite shower room off
- Residents' permit on street parking
- Electric panel heaters
- Double glazing
- Security entry phone

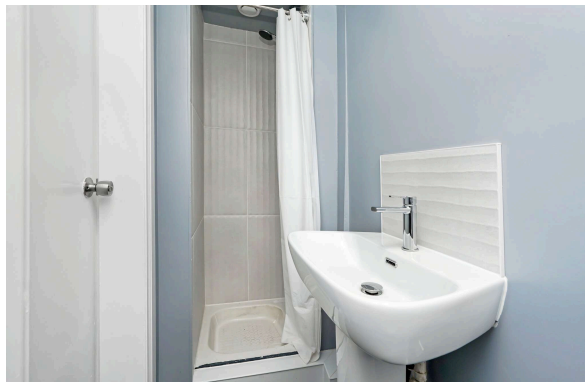
Council tax band B, EPC rating D

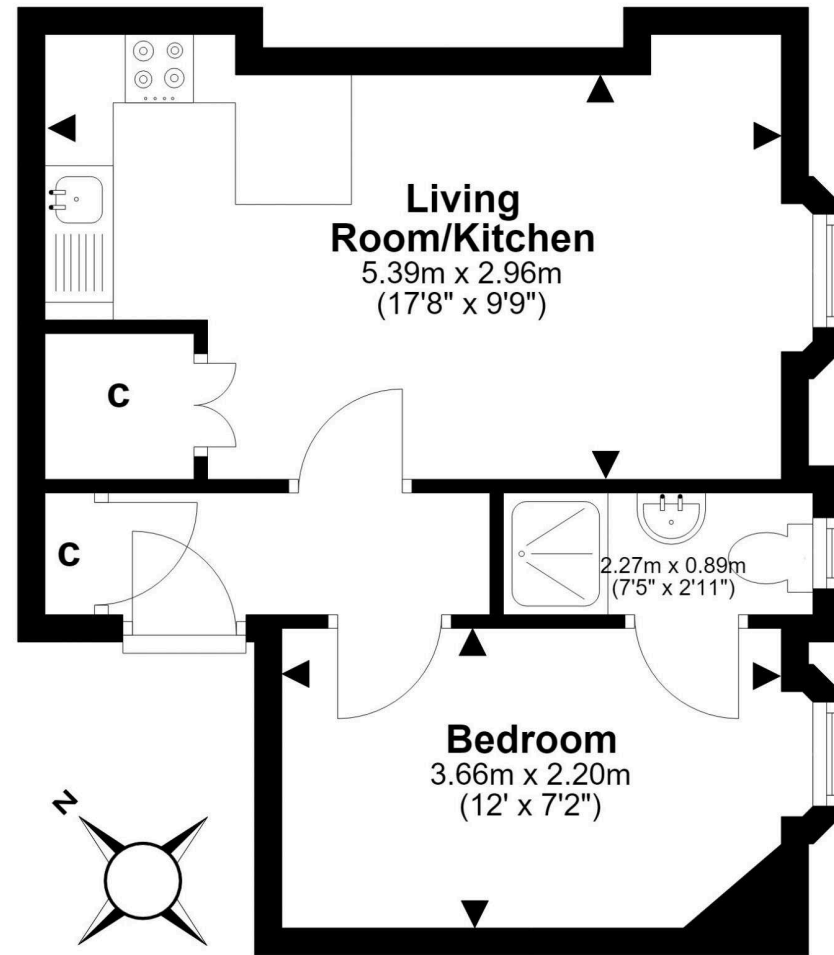
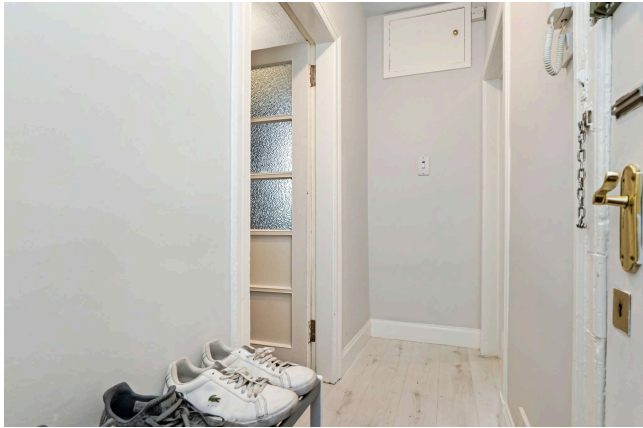
Extras to be included in sale: All items of furniture. TV (purchased in 2022) available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.