



10/14, Wheatfield Place, Edinburgh, EH11 2PE

Well-Presented One-Bedroom Flat Situated on the Third Floor

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Property Description

Well-presented one-bedroom flat situated on the third floor, offering a bright and comfortable living space. Located within a well-established residential development in the popular Gorgie area.

The accommodation comprises an entrance hall, spacious living room, fitted kitchen, one double bedroom and a modern family bathroom.

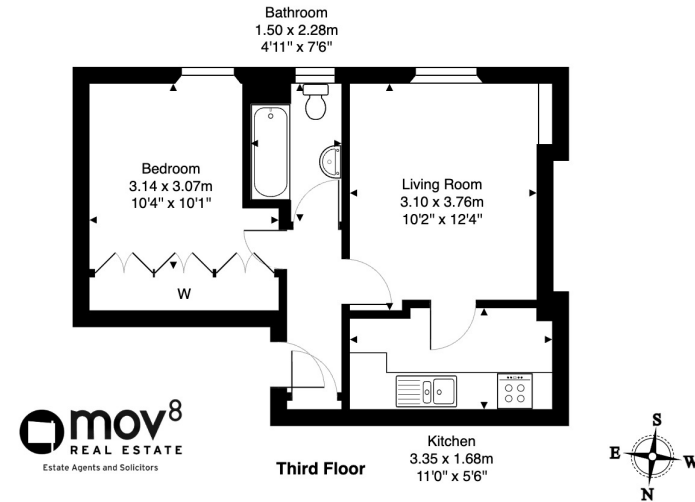
The fitted kitchen provides a range of units and has space for additional appliances. Further highlights include a modern family bathroom and good integrated storage; double glazing and electric heating ensure a comfortable living environment.

Excellent transport links provide convenient access to the city centre and surrounding areas, while permit parking is available in the surrounding area.

An entrance welcomes you into the property and leads into the spacious living room, finished with light and tasteful décor throughout. The space also features contemporary flooring and large windows, allowing plenty of natural light to flow throughout the room. The kitchen is conveniently set just off the living room and is finished with fitted countertops, a tiled splashback, a stainless steel sink with drainer, as well as space for additional appliances.

The bedroom has been finished with light, neutral décor and contemporary flooring, creating a warm and comfortable environment, and further benefits from fitted wardrobes for additional storage. Completing the property is the family bathroom, which features a three-piece suite with an electric shower over the bath.

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Gross Internal Area: 35.4 m² ... 381 ft²

Area Description

Gorgie is a popular and historic district just west of Edinburgh city centre, known for its traditional stone-built tenements. The vibrant Gorgie Road offers extensive local amenities, including a Sainsbury's and Aldi, with a 24-hour ASDA superstore located nearby at Chesser. The area is home to Heart of Midlothian Football Club and offers a variety of leisure

facilities such as Gorgie Farm, Dalry Swimming Pool, Craiglockhart Sports Centre, and Fountain Park, which features a multi-screen cinema, fitness centre, and several restaurants. Frequent bus services run along Gorgie Road, and Haymarket Station, as well as Napier and Heriot-Watt universities and Edinburgh College, are all easily accessible.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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