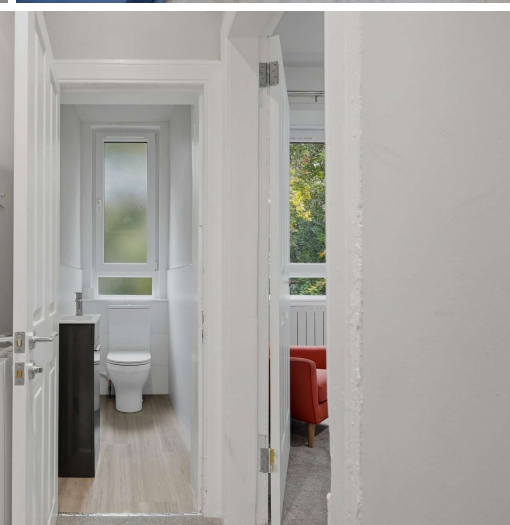
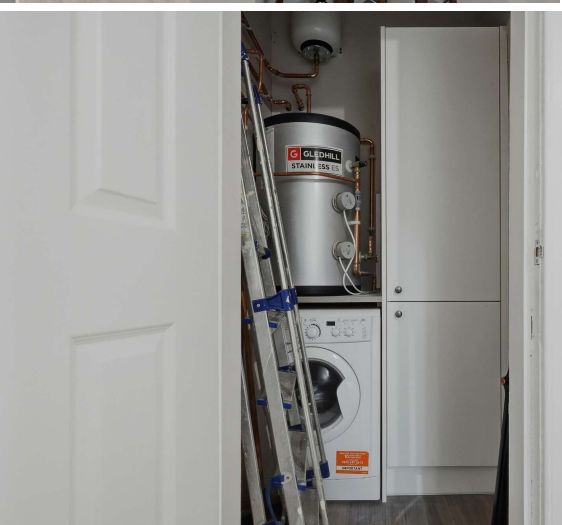




8/13 Wardlaw Place
Edinburgh, EH11 1UB

- No onward chain
- Ideal for first time buyers and investors
- Refurbished - new kitchen Bathroom, Heating and flooring
- EPC: E
- Council tax band: B





A bright and appealing third-floor one-bedroom flat, recently renovated to create a stylish and comfortable modern living space. The property forms part of a traditional tenement building in the popular Gorgie district of Edinburgh and enjoys elevated leafy views towards Wardlaw Place.

Internally, the property offers well-proportioned accommodation, with a contemporary open-plan kitchen, living and breakfasting area providing the heart of the home. The modern kitchen is fitted with light oak-effect laminate worktops, an electric hob and built-under oven, together with a freestanding fridge, which is included in the sale.

The recently refitted shower room features a generous walk-in shower tray with mains-fed shower, providing a modern and practical space. A recently installed water system is housed within the utility cupboard adjacent to the kitchen. The utility cupboard also benefits from a plumbed-in freestanding washing machine, which is included in the sale.

The bedroom provides a bright and relaxing space, with a front-facing window overlooking the leafy surroundings.

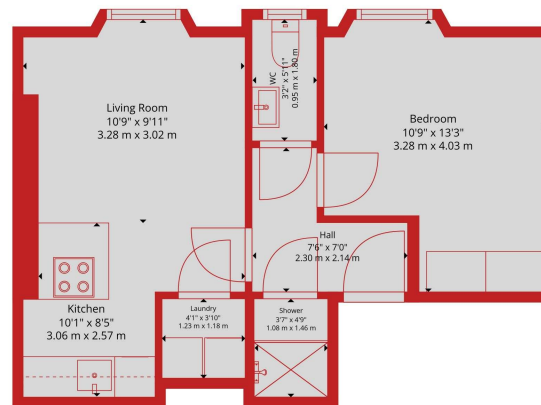
This attractive property offers well-balanced and modern accommodation in a popular Edinburgh location, making it an appealing choice for first-time buyers, professionals or buy-to-let

investors.

Externally, the property benefits from a shared garden to the rear, and sufficient permit parking.

Location:

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 Newmarket 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.



Total: 401 sq. Ft. 37 m²
1st Floor: 401 sq. Ft. 37 m²
Excluded Areas: Walls: 42 sq. Ft. 4 m²
Measurements Expressed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

