



4/9 Wheatfield Place
GORGIE, EDINBURGH | EH11 2PD


warners
solicitors & estate agents



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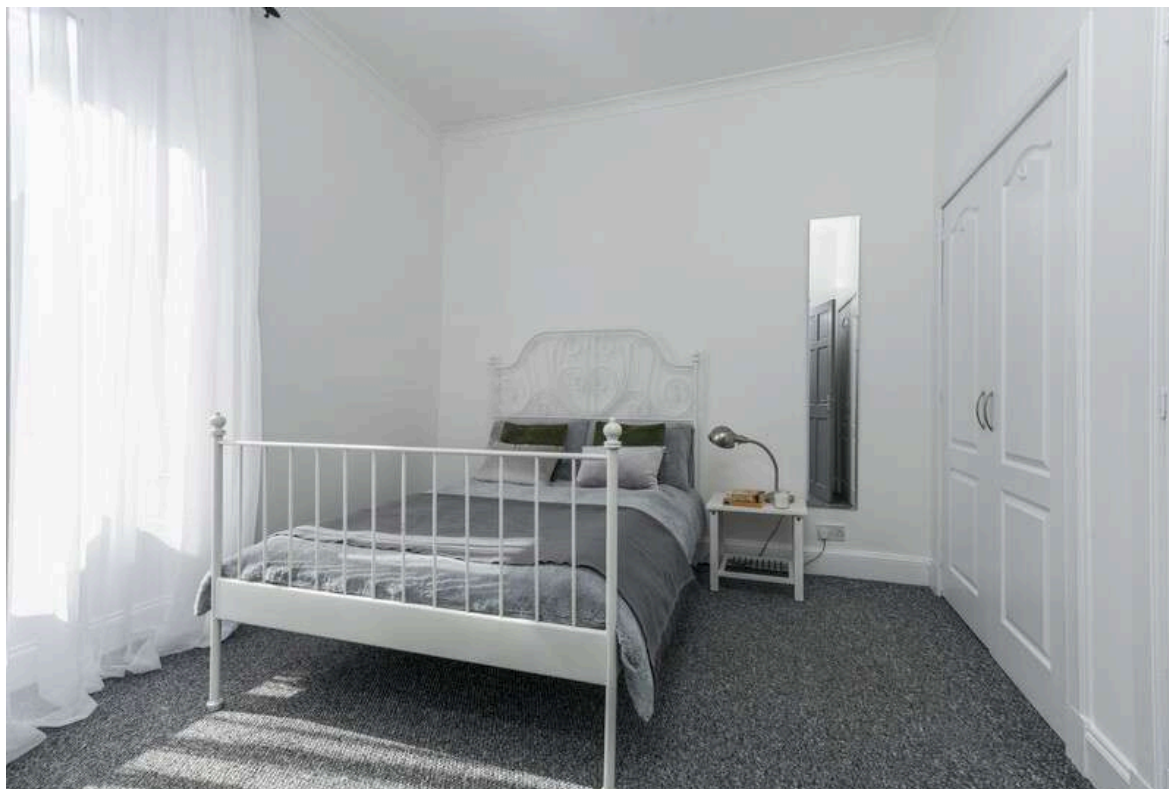
Warners are delighted to present this one-bedroom, second-floor traditional tenement flat, which is brought to market in excellent decorative order. Situated in the popular Gorgie area of Edinburgh, benefitting from fantastic local amenities and regular transport links which provides easy access into Edinburgh city centre. The property will be exceedingly popular with young professionals, couples, and first-time buyers alike.

The accommodation comprises of a spacious, south-facing living room with feature fireplace, practical kitchen with modern wall and base units, a large double bedroom offering large built-in wardrobe, and a quality shower room.

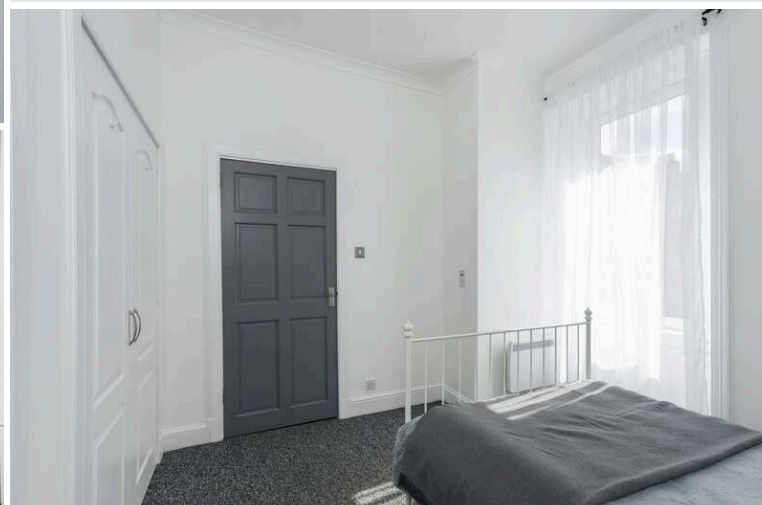
- One-bedroom, traditional tenement flat
- Excellent decorative order throughout
- Spacious, south-facing living room
- Modern kitchen units
- Large double bedroom with built-in wardrobe
- Quality shower room
- Entrance hallway with storage cupboard

Extras included in this sale are, the sofa, dining table/chairs, electric cooker, fridge, washing machine, curtains, shower curtain and light fittings. The double bed frame and the table top freezer can be made available by separate negotiation. EPC rating D

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.



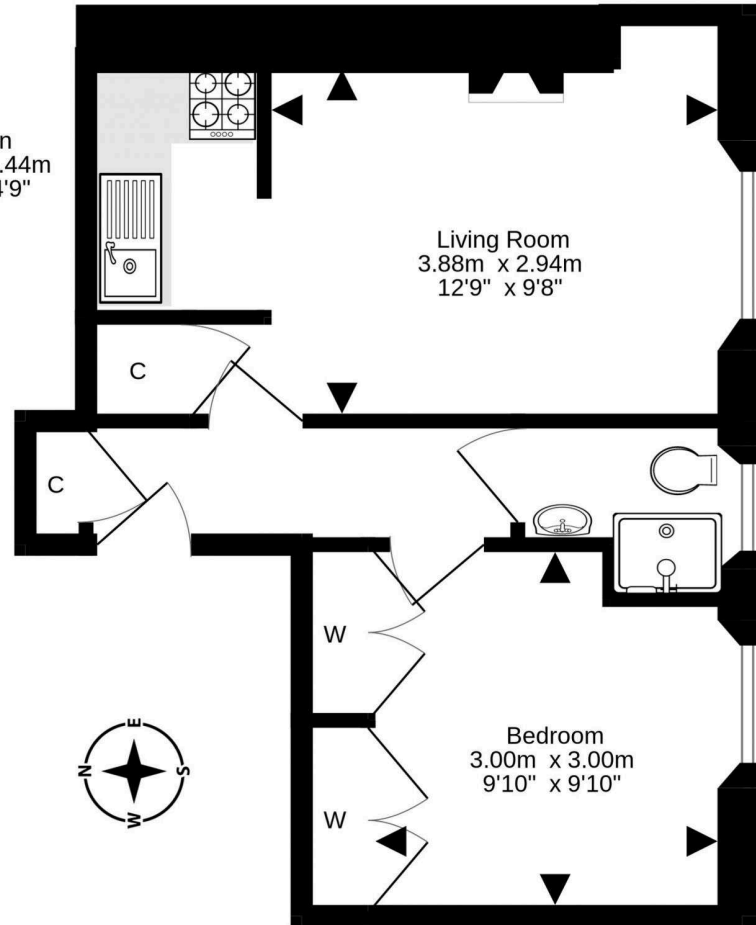


Kitchen
2.10m x 1.44m
6'11" x 4'9"

Living Room
3.88m x 2.94m
12'9" x 9'8"

Shower Room
1.83m x 1.44m
6'0" x 4'9"

Bedroom
3.00m x 3.00m
9'10" x 9'10"



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