




McEwan Fraser Legal
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13/1 Wheatfield Street

GORGIE, EDINBURGH, EH11 2PB

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GORGIE, EDINBURGH, EH12PB

LOCATION

Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street.

The area comprises of a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass

down Gorgie Road. Haymarket Railway Station is also within close proximity of the property.

Edinburgh's entertainment facilities tend to be very highly concentrated at the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city and the motorway system leading directly onto all major centres of population. The location may therefore be of particular interest to anyone required to travel, perhaps in connection with their work.

PROPERTY

An excellent opportunity has arisen to acquire this one bedroom, first floor flat, well situated within the Gorgie area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good order. The property briefly consists of an entrance hallway with a storage cupboard, a bright lounge with a large window to the rear and feature fire place, a fully fitted kitchen with wall and base units that is open-plan to the living room, a spacious double bedroom, a three-piece

bathroom with shower over bath, a spacious box room and a handy utility cupboard.

This property also benefits from electric panel heating, double glazing throughout, secure door entry system, more than adequate free on street parking and a communal rear garden.

This would serve as a perfect base for any professional who requires to be in the heart of the city.



SPACIOUS ONE BEDROOM FLAT, LOCATED IN A FANTASTIC CENTRAL LOCATION



FLOORPLAN & SPECS

Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.90m (19'4") x 3.80m (12'6")
Box Room	2.09m (6'10") x 1.86m (6'1")
Bedroom	4.77m (15'8") x 3.28m (10'9")
Utility	1.38m (4'6") x 1.33m (4'4")
Bathroom	3.17m (10'5") x 1.34m (4'5")

Gross internal floor area (m²) - 45m²

EPC Rating - D

Extras
(Included in the sale)

All fixtures and fittings.

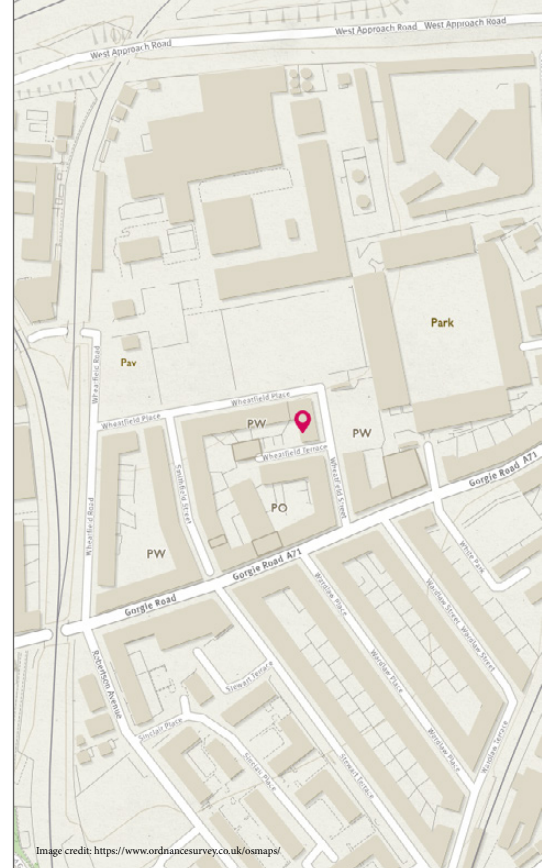
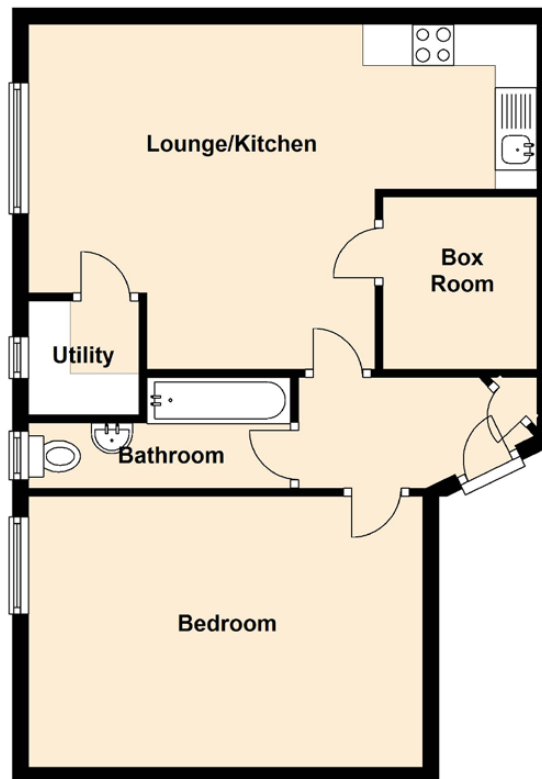


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Part
Exchange
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Text and description
SCOTT CAMERON
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer