



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24/16 Wardlaw Place
Gorgie, Edinburgh, EH11 1UQ

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This one-bedroom top/ third-floor flat forms part of a traditional tenement building in Gorgie, quietly situated to the rear of the tenement overlooking the communal gardens with a leafy outlook. The property boasts stylish interiors, including a modern kitchen and shower room, double glazing, gas central heating and fresh, neutral décor throughout, representing a desirable city home in a true move-in condition, ideal for any first time buyer, professional, couple or property investor.

Excellent amenities lie within easy reach of the property, such as shops (including supermarkets), transport links connecting across the city, sport and fitness facilities, and green space, including a number of parks.

Extras: All fitted carpets and fitted floor coverings, light fixtures and fittings and appliances will be included in the sale. Please note, some items of furniture can be made available by separate negotiation.



Property Summary

- Traditional top/ third-floor flat in Gorgie
- Stylish décor with neutral palette throughout
- Secure shared entrance and stairwell
- Spacious living room with dining area
- Fitted Kitchen
- Well-proportioned double bedroom
- Modern shower room
- Separate WC
- Access to a shared garden
- Controlled on-street parking (Zone S6)
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £155,000





Spacious open-plan lounge/ diner with stylish kitchen off, and a well-proportioned double bedroom, shower room and separate WC



Let us help you find your next
dream property!



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 **CHARTERED FIRM**

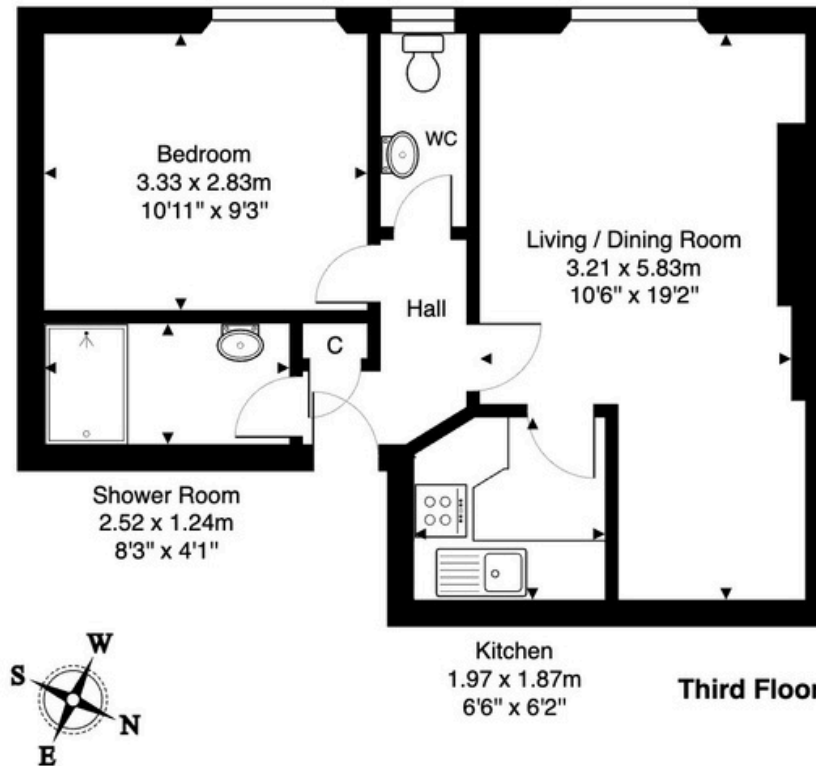
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

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Third Floor

Total Area: 39.5 m² ... 425 ft²

All measurements are approximate and for display purposes only.