

# 17/1 Wardlaw Street

GORGIE, EDINBURGH, EH11 1TN



*Beautifully presented One Bedroom Flat in  
Gorgie, Near Edinburgh's City Centre*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this spacious one-bedroom flat in Edinburgh's popular area of Gorgie.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which has a media wall and offers additional storage.
- Fully equipped kitchen situated in the open plan living/kitchen/dining. Flooded with natural light and benefitting from open-plan living. The kitchen is fitted with an electric hob, fan oven and white goods.



# THE KITCHEN







- There is one main shower room in the flat which has been upgraded to a high standard with a large walk-in shower with mains water pressure WC and sink as well as a modern heated towel rail.
- The property benefits from one main bedroom and an internal box room which has a bunk fitted for guests. This would also make for an excellent home office or storage room.

## THE SHOWER ROOM



# THE BEDROOM





# THE BOX ROOM





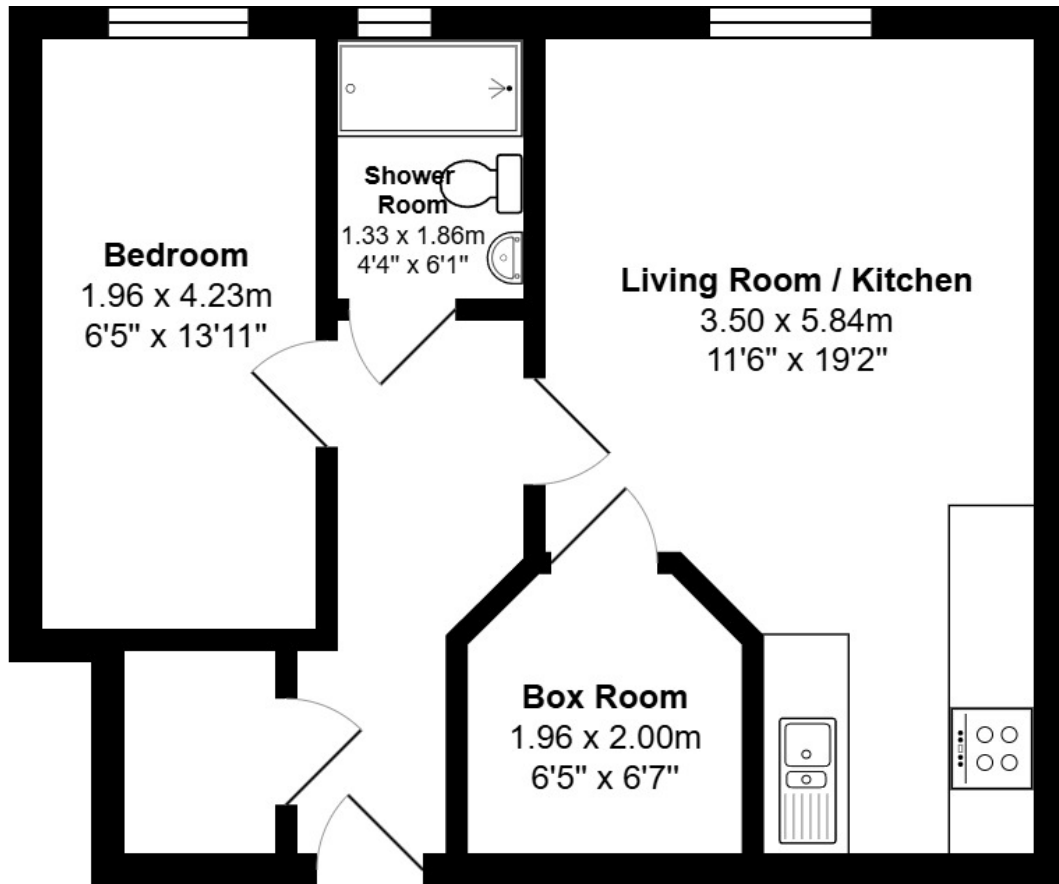
In addition, the property includes gas central heating, double-glazed windows and on-street residents-permitted parking, with pay and display for visitors.

# EXTERNALS



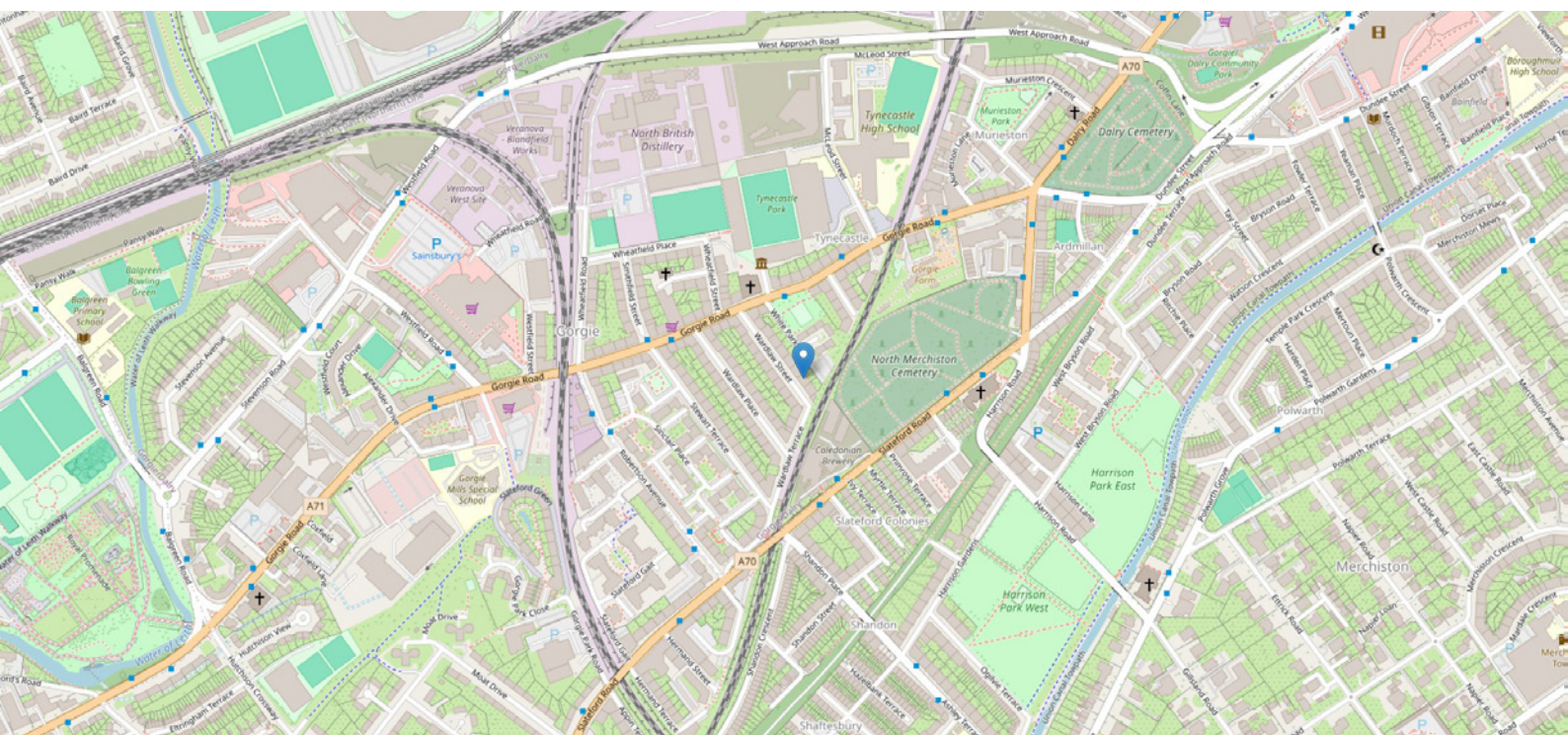


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>  
EPC Rating: C





# THE 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 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 in 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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