



29 WARDLAW PLACE

GORGIE, EDINBURGH, EH11 1UG

D.J.ALEXANDER
Sales & Lettings

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 431 SQ FT  Permit Parking

PROPERTY OVERVIEW

- Ground floor main door flat
- Popular Gorgie area of Edinburgh
- Spacious sitting/dining room
- Fitted kitchen
- Double bedroom with built-in wardrobe
- Shower room & separate WC
- Gas central heating
- Private front garden, shared rear garden & on-street permit parking

A bright and well-presented one-bedroom ground floor main door flat, situated in the popular Gorgie area of Edinburgh. Offering comfortable accommodation and private outdoor space, the property would make an ideal purchase for first-time buyers, professionals or investors alike.

The property is accessed via its own main door, leading into an entrance vestibule and inner hall. The sitting/dining room provides a welcoming living space with ample room for both lounge and dining furniture. The separate kitchen is fitted with ample wall and base units, complemented by a tiled splashback, with space for freestanding appliances. The double bedroom benefits from a built-in wardrobe, providing useful integrated storage. The shower room is fitted with a shower cubicle and wash hand basin, while a separate WC adds further convenience. The property has the benefit of gas central heating.

Externally, the property enjoys a private front garden, providing an attractive outdoor space, together with access to a shared rear garden. On-street permit parking is available within Zone S6.



LOCATION

Wardlaw Place is situated in the popular residential district of Gorgie, to the west of Edinburgh city centre, offering a convenient blend of local amenities and urban living. The surrounding area provides a wide selection of everyday facilities, including convenience stores, supermarkets such as Aldi, Lidl and Sainsbury's, as well as independent shops, cafés, restaurants, takeaways, pharmacies and post office services. Further shopping opportunities are available at Edinburgh West Retail Park and the nearby Chesser area, which includes a large Asda supermarket.

The area offers a variety of recreational and leisure facilities to suit different interests. Harrison Park and the Union Canal provide attractive outdoor spaces for walking, cycling and enjoying the outdoors, while Saughton Park features landscaped gardens, play areas, sports facilities and a skatepark. Sports enthusiasts can also enjoy the facilities at Dalry Swim Centre and the nearby Tynecastle Park, home to Heart of Midlothian Football Club. For indoor entertainment, Fountain Park offers a multiplex cinema, bowling, a gym and a range of restaurants, making it a popular destination for leisure and socialising.

Wardlaw Place benefits from convenient public transport links, with regular bus services operating along nearby Gorgie Road and Slateford Road, providing access to Edinburgh city centre and surrounding districts. Haymarket railway station offers rail connections to destinations across Scotland and beyond, alongside access to Edinburgh's tram network. The city's road network also provides convenient connections to other parts of Edinburgh and routes towards the city bypass and wider motorway network.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.





Elliot Sharkey
Senior Sales Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
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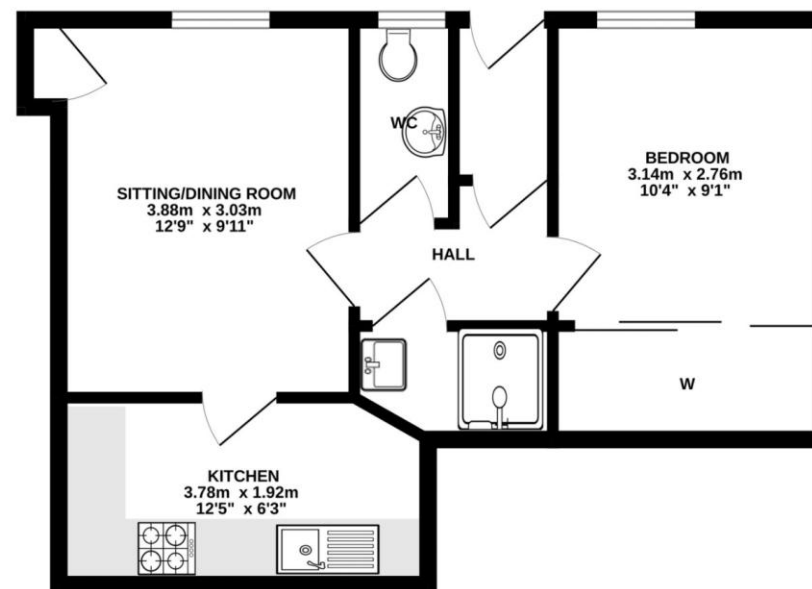
This property, and other properties offered by DJ. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



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TOTAL FLOOR AREA: 40.0 sq.m. (431 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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