

2/1 WHEATFIELD PLACE

GORGIE, EDINBURGH, EH11 2PD

D.J.ALEXANDER
Sales & Lettings

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1 1 1

406 SQ FT *Permit Parking*

PROPERTY OVERVIEW

- *Traditional first-floor tenement flat in Gorgie*
- *Well-proportioned accommodation*
- *Open-plan sitting/dining room with feature fireplace*
- *Fitted kitchen with serving hatch/doorway*
- *Generous double bedroom*
- *Bathroom with shower over bath*
- *Gas central heating and double glazing*
- *Communal rear garden and on-street permit parking (Zone S6)*

Situated within a traditional tenement building, this appealing one bedroom first-floor flat offers well-proportioned accommodation and would make an ideal purchase for a first-time buyer, professional or buy-to-let investor.

The accommodation is accessed via a welcoming entrance hallway, which provides access to the principal rooms. The generously proportioned open-plan sitting and dining room offers an excellent space for both relaxing and entertaining, featuring an attractive fireplace, useful storage cupboard and a serving hatch/doorway providing convenient access to the kitchen. The kitchen is fitted with a range of wall and base units, complemented by a tiled splashback, with space for freestanding appliances. The double bedroom is a comfortable and well-sized room, offering ample space for a range of bedroom furniture. Completing the accommodation is a bathroom fitted with a three-piece white suite, comprising a bath with shower over, wash hand basin and WC.

Further benefits include gas central heating and double glazing. Externally, residents have access to a communal rear garden, while on-street permit parking is available within Zone S6.







LOCATION

Wheatfield Place is situated within the established residential area of Gorgie, offering a convenient setting with a range of local amenities, recreational facilities and transport connections. The surrounding area provides a good selection of everyday shopping facilities, including supermarkets, convenience stores, independent retailers, cafés, restaurants and traditional public houses. Further shopping, leisure and entertainment options are available at nearby Gorgie Road and the wider city centre. For those seeking outdoor recreation, the area is particularly well served, with Harrison Park, Saughton Park and the scenic Union Canal towpath providing attractive green spaces for walking, cycling and outdoor activities. Other leisure facilities include Gorgie Community Farm, Dalry Swimming Pool, Craiglockhart Sports Centre and the Corn Exchange, which offers a variety of entertainment and fitness facilities. The property is well positioned for public transport, with regular Lothian bus services operating along Gorgie Road and providing convenient connections to Edinburgh city centre and surrounding areas. Haymarket railway station offers frequent rail services to destinations throughout Scotland and beyond, together with access to the Edinburgh tram network and direct connections to Edinburgh Airport. Slateford railway station also provides additional rail connections, while the nearby road network offers straightforward access to the City Bypass and the 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.

Please note that some of the images have been virtually staged and are for illustrative purposes only.















Stephen Lawson
Senior Residential Property Consultant

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
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This property, and other properties offered by D.J. 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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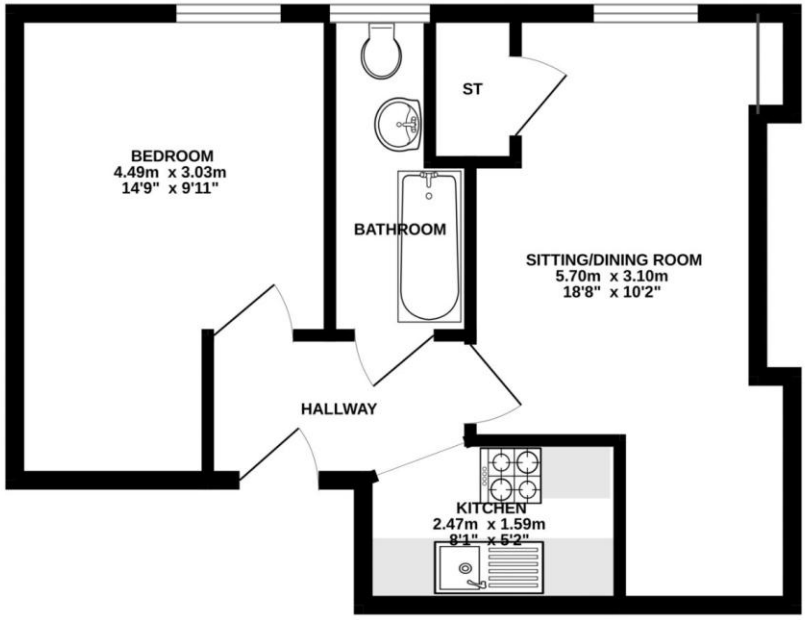
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest 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

1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



2 WHEATFIELD PLACE

TOTAL FLOOR AREA : 37.7 sq.m. (406 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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