



**FOR SALE**

**17/1 Wardlaw Street**  
EDINBURGH, EH1 1TN



This attractive one bedroom, ground floor flat, forms part of a traditional tenement. Located in the popular and convenient Gorgie district of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

*All price and viewing details are available on our website [www.acepm.co.uk](http://www.acepm.co.uk)*



**0131 229 4400**  
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## DESCRIPTION

This attractive one bedroom, ground floor flat, forms part of a traditional tenement. Located in the popular and convenient Gorgie district of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

Accessed off the common stair, the accommodation comprises: Entrance hall; open plan living room/ kitchen with modern wall and base units; double bedroom; boxroom with high level bed and a modern bathroom fitted with a white three-piece suite and shower over bath.

Features include double glazing, gas central heating and common green to the rear.

## AREA

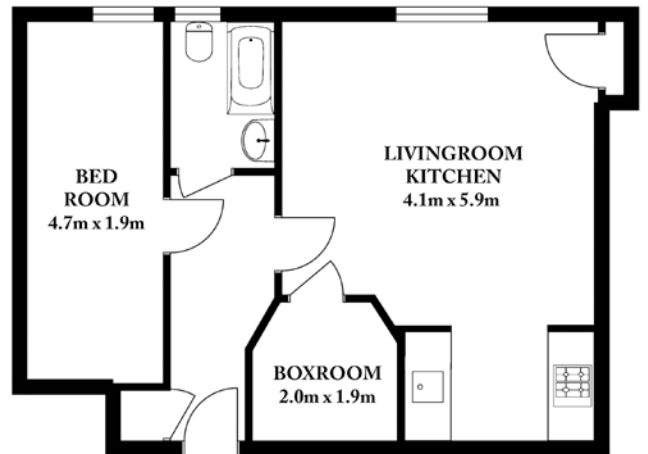
The property is located in the very heart of the ever popular Gorgie district of Edinburgh, and only approximately one mile to the west of Edinburgh's city centre.

The property is also well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as Edinburgh College of Art, Edinburgh University, and Napier University.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Road Bridges, whilst Haymarket and Waverley railway stations are also nearby.

The immediate area is well served by an excellent selection of local shops as well as a Sainsbury's supermarket and Scotmid within walking distance and an Asda, Lidl, and M&S Food at Chesser which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockart Sports and tennis centre or at Fountainpark Multicomplex where there is a Nuffield Health Gym.

17/1 WARDLAW STREET, EDINBURGH



TOTAL APPROX FLOOR AREA 44SQM

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### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing  
call **0131 229 4400** or email **sales@acepm.co.uk**

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