







*'Excellent sized and well laid out, larger style, 2nd floor flat within traditional built tenement.'*

Hallway with built in storage cupboards, front facing twin window lounge with dining recess to rear, separate kitchen with cooker and washing machine, spacious double bedroom with fitted wardrobes and shower room. Double glazing. Secure entry phone system. Shared garden to rear. Ideal first time purchase or investment property with scope for some minor upgrading.

16 Wardlaw Place, just off Gorgie Road, lies some 2 miles West of Princes Street and is ideally placed for those working within the city centre with a regular bus service available on both Gorgie Road and Slateford Road. Alternatively, a number of major roads and Haymarket Railway Station allow for ease of commuting outwith the city boundaries. Within the immediate vicinity there are amenities to meet every day needs including shops, banks, public parks, Aldi and Sainsbury's supermarkets with nearby Fountain Park and Edinburgh West Retail

Park providing additional facilities including leisure centres, cinemas and a number of major retailers.

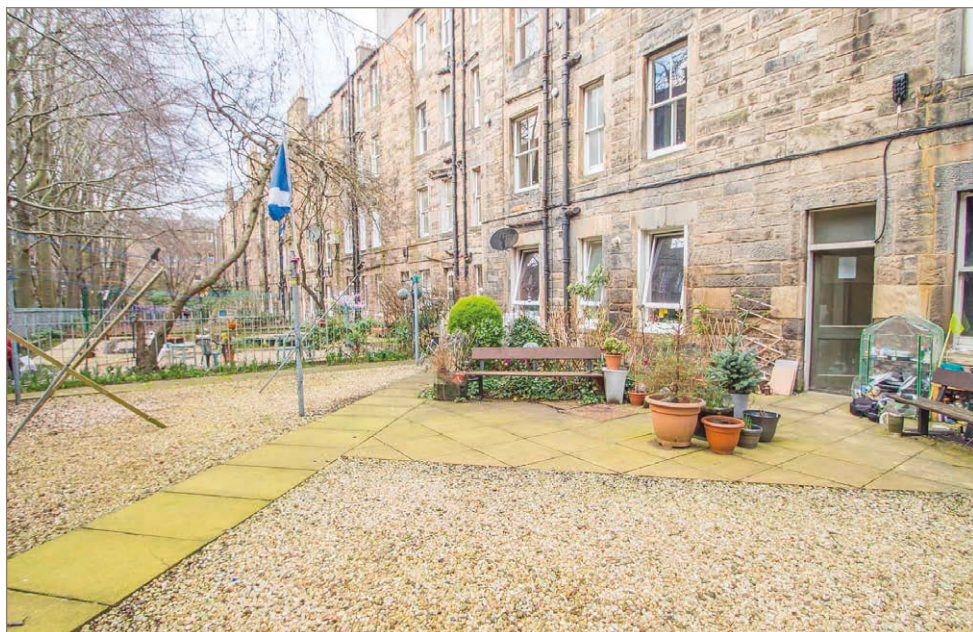
#### **Extras**

All contents can be included.

#### **Energy Performance Rating D**







2ND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

