

**FOR SALE
GORGIE
10/13 WHEATFIELD PLACE
EDINBURGH
EH11 2PE**



OFFERS OVER £82,000

The property for sale is a third (top) floor flat forming part of a traditional tenement building, quietly situated behind Gorgie Road. The well proportioned accommodation over one level enjoys a bright, open outlook, the property also benefits from double glazing and would provide an excellent purchase for the first time buyer.

ACCOMMODATION

Hall, lounge, kitchen, double bedroom and bathroom with shower.

VIEWING

By appointment with Purdie & Co. Tel. 0131 346 7240

Purdie & Co
Solicitors &
Estate Agents

Property Department

69 Haymarket Terrace, Edinburgh
EH12 5HD
Tel: 0131 346 7240 • Fax: 0131 346 7707
LP 1 Edinburgh 26
Email: property@purdiesolicitors.co.uk
Website: www.purdiesolicitors.co.uk

The property is situated behind Gorgie Road in the ever popular area of Gorgie. The area has an excellent array of amenities including numerous shops, bars and supermarket shopping. The leisure complex at nearby Fountainbridge includes a multi-screen cinema, bowling alley and a variety of bars, restaurants & night clubs. In addition, Gorgie is also conveniently located for shopping in the West End. Regular bus services run from Gorgie Road connecting the area with the city centre and surrounding areas. Access is straightforward to the city by-pass, which in turn connects to the M8, A8, A1, Edinburgh Airport, the Forth Road Bridge and beyond. Haymarket Railway Station is also within close proximity to allow for ease of commuting outwith the city boundaries.

COMMUNAL ENTRANCE

The communal entrance with secure entryphone system and stairway leading to all properties.

HALL

Entered by way of a panelled door with window above providing excellent natural light through the stairwell cupola. Entryphone handset, cupboard housing the water cylinder, immersion heater (and switch), circuit breakers and electric meter, overhead cupboard with shelf, laminate flooring, pendant light, battery operated smoke detector and one double power point.



LOUNGE

A bright lounge with window to the front providing an attractive, open outlook, neutral decor, laminate flooring, open press with shelving and cupboard below, pendant light, Virgin Media cable TV connection, three double power points and one single point.



KITCHEN

Situated off the lounge with internal window from the lounge providing some natural light. Ample base and wall mounted units with co-ordinating work surface that incorporates the stainless steel sink unit with mixer tap and drainer, splash back tiling, laminate flooring, pendant light, four double power points and two single power points.

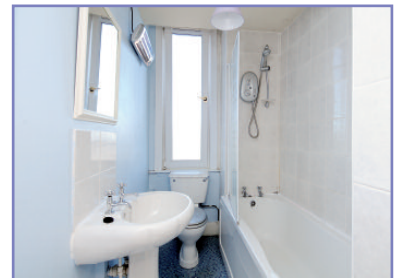


DOUBLE BEDROOM

A well proportioned double bedroom with recessed window to the front. Neutral decor, fitted carpet, pendant light and two double power points.

BATHROOM

A partly tiled bathroom situated off the hall with patterned glass window to the front and comprising a white three piece suite with shower over the bath, shower screen, vinyl floor covering and a wall mounted heater.



OUTSIDE

There is a communal garden to the rear of the property and parking is available on the street outside.

EXTRAS

All fitted floor carpets and floor coverings are included in the sale. The fridge/freezer, cooker and washing machine will be left if required, however do not constitute part of the sale. Whilst they are believed to be working normally, no warranty will be given for their functionality and would therefore be taken 'as seen'.

