



GORGIE, 5/9 WHEAFIELD STREET EDINBURGH, EH11 2NX

**OFFERS OVER
£130,000**

5/9 Wheatfield Street is a delightful, freshly decorated (throughout) second floor flat, with outlooks to the rear of the property, forming part of a traditional tenement building in the popular residential area of Gorgie to the West of the city centre. The property benefits from a good sized boxroom, double glazing and gas central heating. There is a shared green to the rear of the property. Some additional items of furniture may be available by separate negotiation.

ACCOMMODATION

Hall, sitting room / kitchen with breakfast bar, double bedroom, boxroom, shower room, two storage cupboards.
Shared garden.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
**Solicitors &
Estate Agents**

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LOCATION

The property is well situated in the Gorgie/Dalry area, close to the city centre. There are a variety of local shops (including the nearby Co-op and Sainsbury Supermarkets), bars and restaurants close by, along with Haymarket train station which is an easy few walk from the property. There are superb recreational facilities within the area, including the Fountain Park Leisure complex with a multi-screen cinema, health club, ten pin bowling alley, soft play centre, bars and restaurants. Also within easy walking distance are the beautiful Water of Leith and Union Canal towpaths and the city's extensive cycle path network. The close proximity to Gorgie Road, allows ease of access to the excellent local bus services which connect to the city centre and beyond.

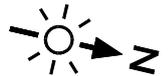
DESCRIPTION

The property has a shared entrance with an entry phone system. The main door opens onto a communal hall and stair. The flat is on the second floor and the front door opens on to the recently repainted hall which has laminate flooring and a handy storage cupboard.

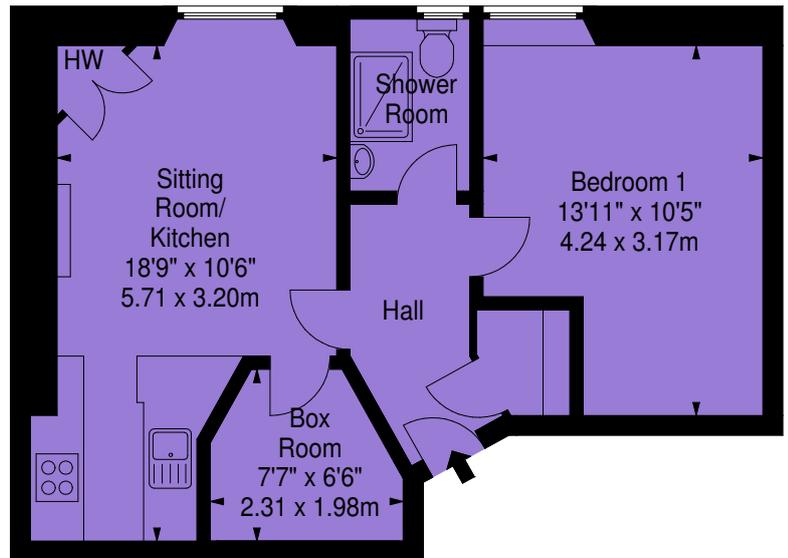
The main living area has a mantelpiece forming the focal point in the room, with space for a comfortable seating area. In the corner is a kitchen area with a small breakfast bar area. There is another cupboard in the corner of the room. The good sized, attractive double bedroom is also situated to the rear of the building, whilst there is a separate shower room with shower cubicle, WC and wash hand basin. Ceramic tiling surrounds the sanitary ware with further floor tiling. There is a shared garden to the rear of the property, accessed by the communal stair.

The cooker and washing machine are included in the sale.

**5 F9 Wheatfield Street,
Edinburgh,
Midlothian, EH11 2NZ**



Approx. Gross Internal Area
450 Sq Ft - 41.81 Sq M
For identification only. Not to scale.
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Second Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

