

# GORGIE

7 (Flat 3) Wardlaw Place EH11 1UA

**FIXED PRICE £119,950**

*Newly refurbished ground floor flat comprising entrance hall, living room, separate fitted kitchen, double bedroom, shower room and WC.*

*New gas fired central heating with combi boiler.*

*New central heating.*

*New kitchen, shower room and WC.*

*Double glazing*

*New laminate flooring.*

Viewing: Thursday 7-9pm, Sundays 2pm-4pm or tel 07988 154205 for appointment



Excellent opportunity to purchase a newly refurbished and upgraded flat in the increasingly popular Gorgie area, offered for sale in walk in condition. The property has had a new kitchen, shower room and WC installed, new laminate flooring laid and has been freshly decorated in neutral colours. The accommodation comprises:

**Hall (7'5" x 7'4" at longest and widest)**

L shaped entrance hall. Triple ceiling light. Meters at high level. Entry phone hand set. Single power point. Laminate floor.

**Living room (14'5" plus window recess at longest x 10')**



Front facing living room with five bulb central ceiling light. Ceiling coving. Central heating radiator. Wall press housing new combi central heating boiler. Central heating radiator. Two double and one single power points. Laminate floor.

**Kitchen (6'7" x 6'9")**



New fully fitted kitchen with ample base and wall units in light wood with brushed steel fittings. Granite effect work tops. Stainless steel bowl sink and drainer with mixer tap. Stainless steel gas hob. Electric oven. Space for fridge. Plumbing for automatic washing machine. Tiled splash backs. Under unit lighting. Four recessed ceiling lights. Extractor fan. Three double power points at upper level plus dedicated points. Recycling hood. Quarry tiled floor.

**Double Bedroom (10'11" x plus fitted wardrobe x 8')**



Freshly decorated bedroom with double glazed window to front. Built in fitted wardrobe with hanging rail and shelves. Double power point. Central heating radiator. Ceiling cornice. Five bulb central ceiling light. Laminate wood floor.

**Shower room (6' x 6'3")**

Spacious, newly appointed shower room with three piece white suite with large shower cubicle, fully tiled to ceiling level. Four recessed halogen ceiling lights. Chrome central heating radiator. Stainless steel fittings. Extractor fan. Quarry tiled floor.

**WC (6'5" x 2'10")**

Double glazed window to front. Two piece white suite. Central heating radiator. Five recessed halogen ceiling lights. Quarry tiled floor.

**Externally**

Shared rear green bordered by iron railing. Area set aside for sitting out with bench seating and area for drying clothes.

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**Note**

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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