

# GORGIE

11/4 Wardlaw Street

**FIXED PRICE £124,995**

*Spacious, rear facing ground floor flat in traditional tenement*

*Separate fitted kitchen*

*Bathroom with window to rear*

*Gas central heating*

*UPVC double glazing*

*Sanded floors*

*Entryphone*

Viewing: Sundays 2pm-4pm Or telephone agents on 0131 346 0099 for appointment



#### Hall (13'5" x 3'9" widening to 4'9")

Large entrance hall with good sized storage cupboard housing hot water tank with shelving above and light. Central heating radiator. Double power point. Meters at high level. Thermostat control. Sanded floor.

#### Living Room (18'8" plus window recess x 11'2")

Large living room with dining recess and double glazed window to rear. Alcove with shelving and cupboard below. Five bulb glass central ceiling light. Gas fire powering back boiler. Telewest and BT telephone points. Entry phone handset. Telewest television point. Three Double power points. Central heating radiator. Stripped wood floor.

#### Kitchen (7' x 6'5")



Separate fitted kitchen accessed by 15 pane glass door, fitted with base and wall units. One and a half bowl stainless steel sink with mixer tap and drainer. Automatic washing machine. Gas hob, fridge and microwave oven all included. Fold down breakfast table. Two double and one single power points at upper level plus dedicated points. Triple ceiling light with fan. Vinyl floor.

#### Double Bedroom (13'7" plus window recess x 10'7")



Large double bedroom again with double glazed window to rear. Built-in staircase to platform area providing additional accommodation. Three double power points. Twin shelves. Central heating radiator. Entry phone handset. Central ceiling light. Plain cornice. Stripped wooden floor.

#### Bathroom (6'11" x 4'2")



Bathroom with frosted UPVC window to rear. Three piece suite with electric shower over bath and shower curtain and tiling around shower area. Wall mirror and shelf. Central heating radiator. Laminate wood floor.

#### Externally

Shared rear green.

#### Extras

Automatic Washing machine. Fridge. Microwave.

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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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