



## 4/5 Wheatfield Place

Gorgie, Edinburgh, EH11 2PD

*We sell homes, not just houses*





## Summary

*This traditional first-floor flat is an attractive one-bedroom residence, which is brought to market in excellent decorative order. The home features a sociable open-plan reception area with a modern kitchen and a south-facing aspect, a large double bedroom, and a quality shower room. Furthermore, it benefits from a highly convenient setting in popular Gorgie, located with easy reach of fantastic amenities, schools, and regular transport links, which provide a swift commute into Edinburgh city centre. The flat will be exceedingly popular with city professionals, couples, and first-time buyers alike.*

*Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, an undercounter fridge/freezer, and a washing machine to be included in the sale.*

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## Features

- Light and airy first-floor flat
- Part of a traditional tenement building
- Desirable location in Gorgie
- Neutral décor throughout
- Bright, south-facing aspect
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- One double bedroom with storage
- Modern three-piece shower room
- Shared low-maintenance garden
- On-street permit parking
- Gas central heating and double glazing
- EPC Rating - C





Light and airy first-floor flat,  
part of a traditional tenement  
building in a desirable location  
in Gorgie







One double bedroom with storage,  
a modern three-piece shower  
room, and a shared  
low-maintenance garden



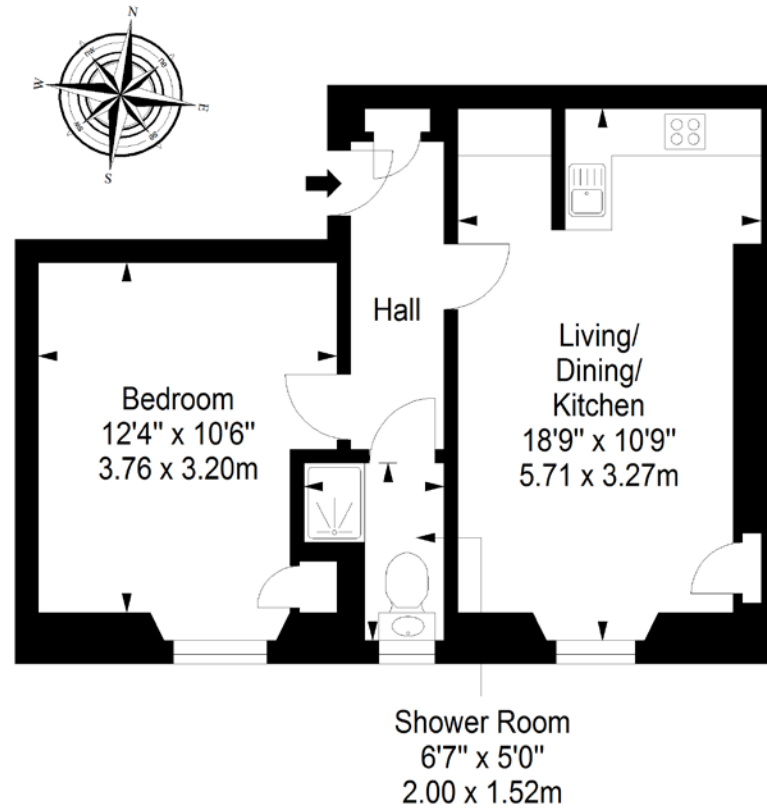


WELCOME TO  
GORGIE MISSION CHURCH

# Floorplan

## First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 37.4 sq. metres (402.6 sq. feet)

89-91 Morrison Street, Edinburgh, EH3 8BU  
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