



## 4/13 Wheatfield Road

Gorgie, Edinburgh, EH11 2PS

*We sell homes, not just houses*





Introducing a charming one-bedroom flat set on the top floor of a traditional tenement building in sought-after Gorgie. This delightful city home is presented to market in move-in condition, enjoying elegant interior design and modern fixtures and fittings. It has a quality kitchen and bathroom, and has access to controlled permit parking. The home will certainly appeal to city professionals, couples, and first-time buyers – especially with its highly convenient location, just a stone's throw from fantastic amenities and regular bus links.

The flat is reached via a secure shared entrance and stairwell, the front door opening into a welcoming hall that establishes the quality of the home, with its neutral styling and muted, wood-textured floor. To the right is the living/dining room. This reception area is lovingly decorated with an understated backdrop set against a tasteful feature wall and plush carpeting. It is an effective style that adds to the inviting ambience. There is ample space for a comfy sofa and a nook to accommodate a dining table and chairs. The room has built-in storage and it is well lit by a west-facing window too, which has bespoke shutters for relaxed evenings. On the opposite side of the hall, sliding doors make an entrance into the breakfasting kitchen. Here, cream-coloured cabinets and matching splashbacks are paired with wood-toned worktops, creating a fashionable aesthetic. There is a fitted breakfast bar for quick meals; plus, it comes with an integrated oven, ceramic hob, and fridge/freezer.

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## Features

- Top-floor flat in move-in condition
- Part of a traditional tenement building
- Situated in sought-after Gorgie
- Elegant interior design throughout
- Modern fixtures and fittings
- Welcoming entrance hall with storage
- Bright and spacious living/dining room
- On-trend breakfasting kitchen
- Double bedroom with fitted wardrobes
- Modern bathroom with a whirlpool bath
- Communal garden to the rear
- Controlled permit parking (Zone S6)
- Gas central heating and double glazing
- EPC Rating - D





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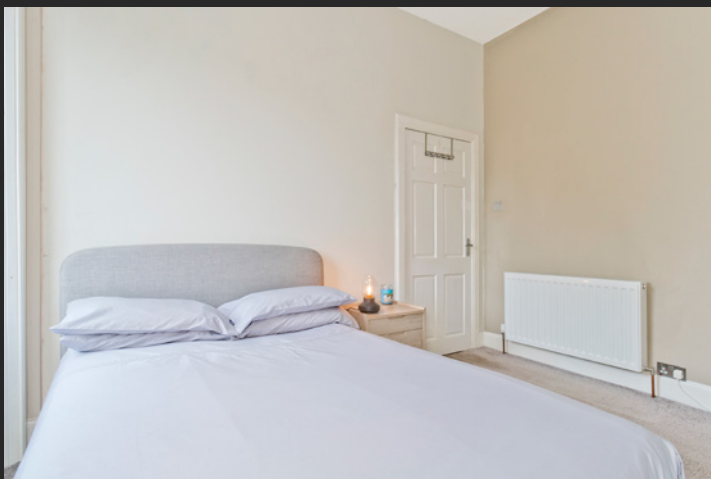
Meanwhile, the double bedroom has a light and airy ambience, enhanced by the sumptuous décor and subtle accent wall – a look that fosters a calming environment. It is fitted with generous wardrobe storage and it benefits from a thick carpet for soft underfoot comfort. Conveniently, the bathroom is next door, finished with premium tiles and a quality three-piece suite. It includes a toilet, a washbasin, and a whirlpool bathtub with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, homeowners have access to a rear communal garden and to (Zone 6) controlled permit parking – a handy feature in the capital.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

## Area

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. For sports fans, it is perhaps best known for Tynecastle Park (home to Heart of Midlothian F.C.) and for its proximity to Murrayfield Stadium, which hosts a varied programme of live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent bus links into the city centre and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.

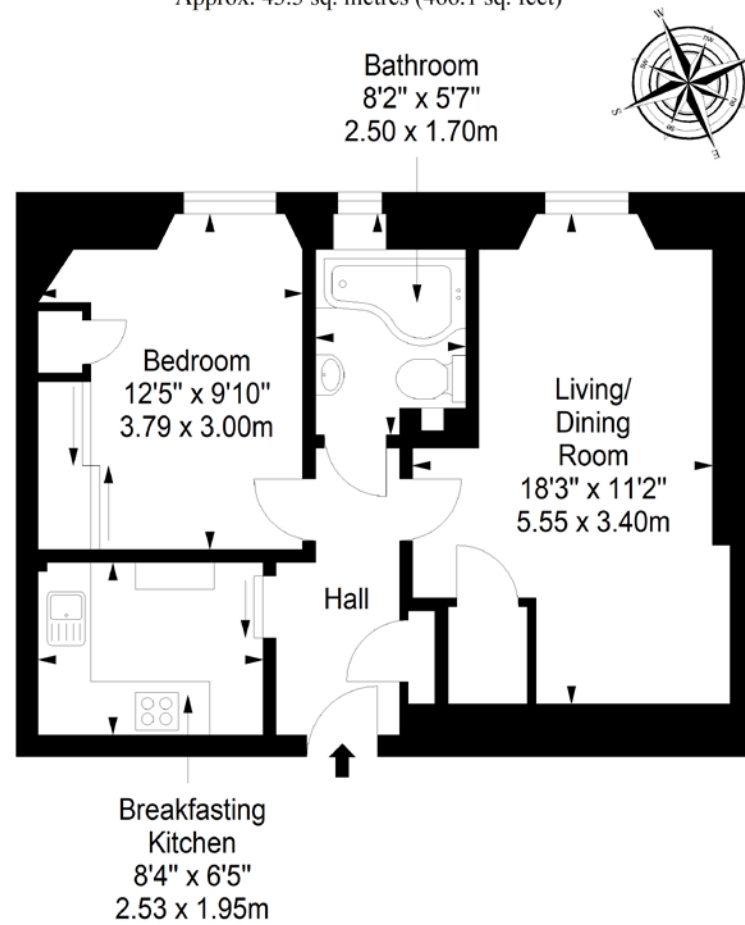




# Floorplan

## Top Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.1 sq. feet)

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