



5/2 Westfield Road, Edinburgh, EH11 2QT

Light & Well-Presented, One-Bedroom, South-Facing, Ground-Floor Flat

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Property Description

Light and well-presented, one-bedroom, south-facing, ground-floor flat with a garden, forming part of a traditional stone-built tenement. Conveniently located in the popular and vibrant Gorgie, south-west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, double bedroom, and a wet-room style shower room.

An ideal starter home or buy-to-let, with appliances and a selection of furnishings available for inclusion in the sale.

Features include continuous contemporary flooring, tall ceilings, period cornice work, double glazing and gas central heating. In addition, there is a secure entry system, an allocated storage cupboard in the communal stairs, a private garden to the front, and a well-maintained and secluded shared garden to the rear.

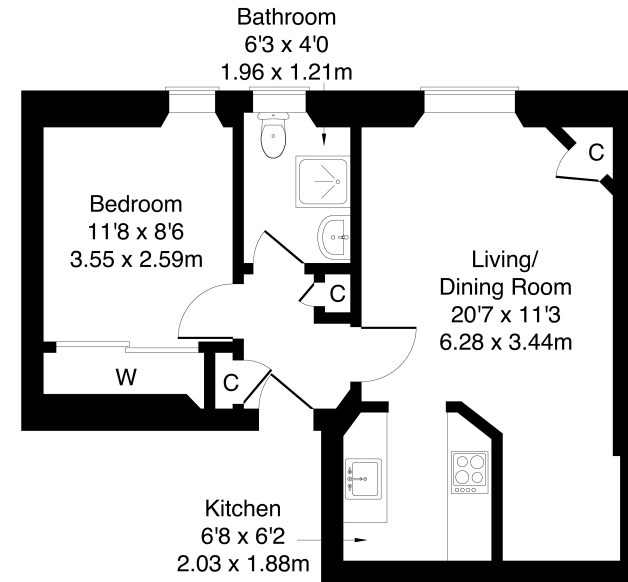
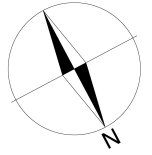
A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. Wood-effect flooring continues from the hall into a generous living/dining room, enjoying plenty of natural light from its south-facing aspect, while ample space is available for both lounge and dining furniture. Set off the lounge, a fitted kitchen has wall and base units, a sink, and includes a range of freestanding appliances: gas cooker, fridge/freezer and washing machine.

The bright double bedroom features carpeted flooring, a central light fitting and a built-in wardrobe with mirrored doors. While completing the accommodation, the shower room has a wet-style shower, tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (398 sq ft - 37 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located just west of Edinburgh's city centre, Gorgie is a vibrant and historic district known for its traditional stone-built tenements and strong sense of community. The bustling Gorgie Road offers a wide range of local amenities, including Sainsbury's and ALDI, with a 24-hour ASDA superstore nearby at Chesser for added convenience. The area is home to Heart of Midlothian Football Club and offers various leisure options such as

Gorgie Farm, Dalry Swimming Pool, Craiglockhart Sports Centre, and Fountain Park, which features a multi-screen cinema, gym, and a variety of restaurants. Excellent transport links include frequent bus services along Gorgie Road and easy access to Haymarket Station. Gorgie is also well-placed for students, with Napier University, Heriot-Watt University, and Edinburgh College all within close proximity.





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