



6/4 Westfield Court, Gorgie, Edinburgh, EH11 2RL

Spacious, Three Bedroom, First Floor Flat with Balcony

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Property Description

Spacious, three-bedroom, southerly-east-facing, first-floor flat, with a private balcony. Forming part of an established residential development, located in the Gorgie area just west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms and a bathroom.

Requiring updating throughout, features include 'district' communal central heating, double glazing, and pleasant open views over a local bowling green. In addition, there is a concierge and lift service, a secured entry system, and unrestricted residential parking.

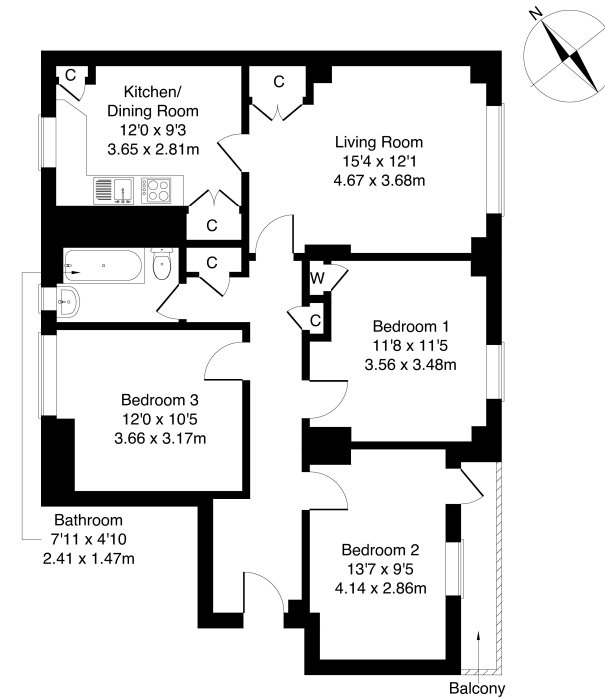
A generously sized hall affords access to the majority of the property and features two convenient storage cupboards. Set to the front, enjoying a southerly-east-facing aspect allowing plentiful natural light, the living room offers a spacious room size and storage cupboard. Set off the living room, the kitchen has ample space for dining and further built-in storage.

Three double bedrooms are similarly well-sized, with bedroom one featuring a built-in wardrobe and bedroom two a private balcony with open views; whilst completing the accommodation, the bathroom is set to the rear and offers space for a three-piece suite.

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6/4 Westfield Court, Alexander Drive, Edinburgh, EH112RL

Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



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

Area Description





Gorgie is a popular and historic district of Edinburgh, just west of the city centre, comprising mostly of traditional stone-built tenements. Gorgie Road has a vibrant atmosphere, and provides extensive local amenities along its length, with a Sainsbury's and ALDi in Gorgie, and a 24-hour ASDA at Chesser providing superstore shopping. Home to Heart of Midlothian Football Club, there

are a number of leisure opportunities including Gorgie Farm, Dalry swimming pool, Craiglockhart Sports Centre, and Fountain Park with a multi-screen cinema, fitness centre and numerous restaurants. Frequent bus services are available from Gorgie Road, whilst Haymarket Station, Napier and Heriot-Watt universities and Edinburgh College are also within easy reach.





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