



17/12 Westfield Road, Edinburgh, EH11 2QP

Light & Well-Presented, One-Bedroom, Second Floor Flat

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Property Description

Light and well-presented, one bedroom, second floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, a double bedroom, a box room, and a shower room.

Highlights include a stylish modern shower room, tall ceilings, contemporary flooring, and a fitted kitchen with appliances.

Further features include gas central heating, double glazing, and secure entry, making this flat an ideal opportunity for first-time buyers or investors.

Externally, the property enjoys a well-maintained shared rear garden, while zoned parking is available at the front and on surrounding streets.

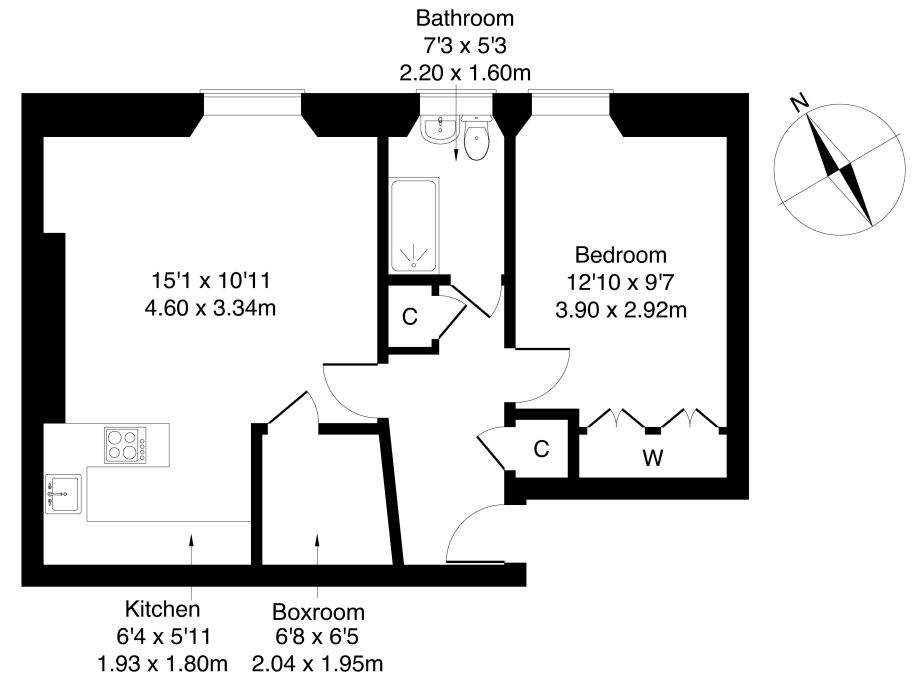
A welcoming entrance hall features a built-in store cupboard and an entry-phone system and leads into a bright open-plan living and dining space with wood-effect flooring and a central pendant light fitting. The rear-set kitchen is fitted with modern units, worktops, a tiled surround, a sink with drainer, a washing machine, and integrated appliances, including an oven and gas hob. A flexible box room, open to the lounge, provides additional space ideal for storage or a home office.

The well-proportioned double bedroom benefits from period cornice work, wood-effect flooring, and built-in wardrobes across the rear wall. Completing the accommodation, the stylish shower room features a walk-in cubicle with a mains shower, a contemporary fitted suite, and tiled walls.



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Approximate Gross Internal Area: (560 sq ft - 52 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 well-established residential area west of Edinburgh's city centre, known for its excellent local amenities and transport links. The area offers a variety of supermarkets, independent shops, cafés, and leisure facilities, including the nearby Fountain Park entertainment complex. Excellent public transport connections provide quick access

to the city centre, Haymarket Station, and Edinburgh Airport. Green spaces such as Saughton Park and the Union Canal are within easy reach, offering outdoor leisure opportunities. With its combination of convenience and city living, Gorgie remains a popular choice for a range of buyers.





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