



Flat 15, 4 Westfield Court, Edinburgh, EH11 2RL

Exceptionally Spacious & Flexible, Four-Bedroom, 7th-Floor Flat with Superb Views

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Property Description

Immaculately presented, exceptionally spacious and flexible, four-bedroom, 7th-floor (top) flat, with superb city-skyline views. Forming part of an established residential development, located in the Gorgie area just west of Edinburgh city centre.

Comprises two extensive hallways, a living/dining room, a kitchen, four double bedrooms, a study, an en-suite shower room, and a further shower room.

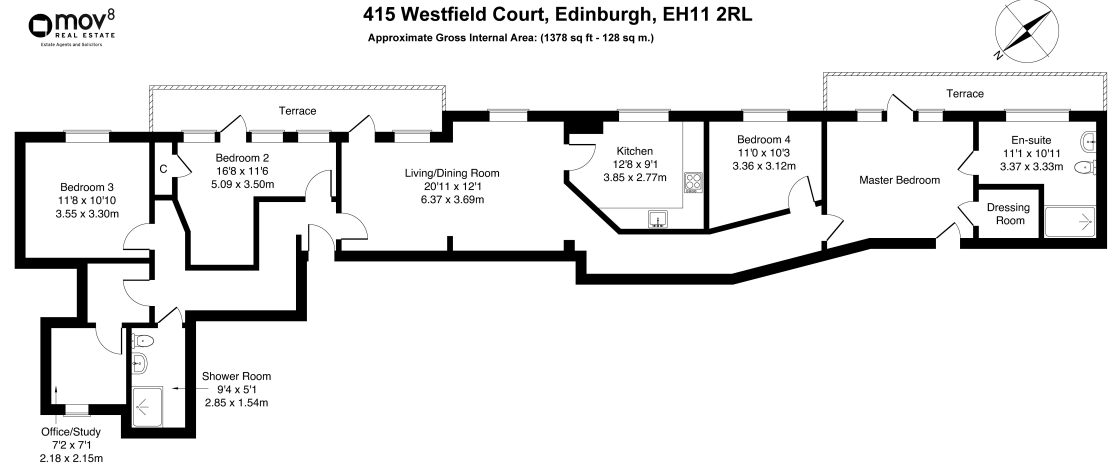
Tastefully finished, highlights include two large balconies, a modern kitchen with appliances, and generous contemporary bathrooms.

In addition, there is contemporary flooring and lighting, 'district' central heating, double glazing, and good storage provision.

The development includes a concierge and lift service, a secured entry system, and unrestricted residential parking.

The entrance hall affords access to bedrooms two and three, the shower room, the living/dining room and a flexible open space for an office/study. A spacious living/dining room is tastefully finished, with a feature wall, modern wood effect flooring and access to a private balcony enjoying a southerly-east facing aspect. Off the living/dining room, the kitchen is fitted with modern units, stone effect worktops, a tiled surround, a sink with a drainer, an integrated oven and electric hob, a freestanding washing machine and a fridge/freezer.

An inner hall gives access to a spacious master bedroom, featuring a walk-in dresser, wood effect flooring, a central light fitting, a stylish en-suite shower room and access to a private balcony. Three further well-sized and finished bedrooms, feature wood effect flooring and central light fittings, with bedroom two including a built-in wardrobe and access to the balcony. Completing the accommodation, a stylish shower room is fitted with a modern suite, including an electric shower, and tiled splash walls and flooring.



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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