



3/17 Westfield Court, Gorgie, Edinburgh, EH11 2RJ

Beautifully Presented and Spacious, Four-Bedroom, Seventh-Floor (Top) Flat

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Property Description

Rarely available, beautifully presented and spacious, four-bedroom, seventh-floor (top) flat, with exceptional, city skyline views. Forming part of an established residential development, in the Gorgie area, just west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, four double bedrooms, a family bathroom, shower room and a flexible store/study.

Tastefully finished with light, neutral decor throughout, with a modern kitchen and bathrooms and contemporary lighting. In addition, there is 'district' communal central heating, with all appliances and furnishing available for inclusion in the sale.

The development has a concierge and lift service, a secure entry system and unrestricted, on-street parking.

An entrance hall, finished with contemporary light grey decor and carpeting, provides access to the spacious, dual-aspect accommodation. A living room enjoys plenty of natural light from generous glazing, affording scenic open views across the Edinburgh skyline. Next door, a kitchen, with separate external access, is fitted with gloss-white units, granite-effect worktops and modern, wood-effect flooring. Appliances include an integrated oven, a ceramic hob, a stainless-steel canopy and a freestanding fridge/freezer, whilst there is plenty of space for a large dining table and chairs.

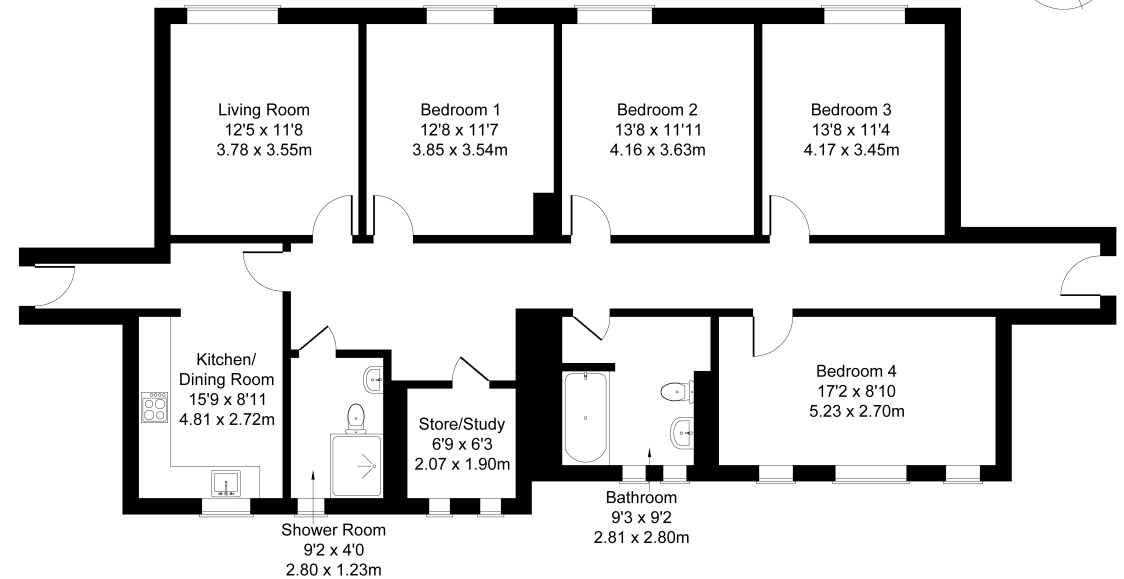
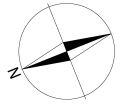
Four double bedrooms are spacious and well-presented, with ample room for a variety of freestanding bedroom furniture and storage, whilst a versatile store offers a good-sized space with a multitude of options for use.

A bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring, whilst a modern shower room completes the accommodation.



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Approximate Gross Internal Area: (1464 sq ft - 136 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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