



19/13, Westfield Road, Gorgie, Edinburgh, EH11 2QP

Beautifully Presented, One-Bedroom, Top Floor Flat.

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Property Description

Beautifully-presented, one-bedroom, third-floor (top) flat forming part of a traditional stone-built tenement. Conveniently located in the Gorgie area of Edinburgh, west of the city centre.

Comprises an; entrance hall, living /dining room, kitchen, double bedroom, and bathroom.

Featuring light modern decor, quality contemporary flooring, a fitted kitchen with appliances, double glazing, and good storage provision.

In addition, there is a secure entry system, a shared garden to the rear and unrestricted on-street parking on surrounding streets.

The hallway gives access throughout, and features two built-in store cupboards, the secured entry handset and ample space for outerwear.

Quality wood-effect flooring continues from the hall into the lounge, featuring a dining area to the rear, a gas fireplace with tasteful surround, coving, and two-pendant light fittings.

The kitchen is set internally off the hall with fitted units including stone-effect worktops, sink with drainer, a mosaic tiled surround, washing machine, fridge, and an integrated electric oven and induction hob.

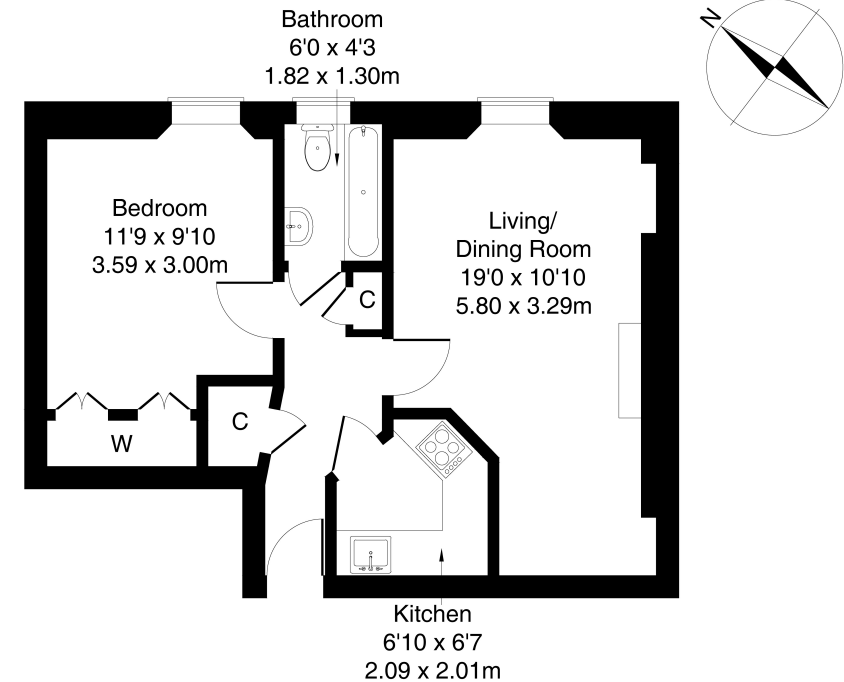
A bright double bedroom includes also has flooring continued from the hall, and includes a built-in wardrobe, period cornice work, and a central pendant light fitting.

The fully tiled bathroom includes a shower unit over the bath shower over the bath, and recessed spot lighting.



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Approximate Gross Internal Area: (463 sq ft - 43 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 it's length, also a Sainsbury's in Gorgie, and an ASDA at Chesser provide 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 restaurants. Highly-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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