



33/7, Westfield Road, Gorgie, Edinburgh, EH11 2QW

Well-Presented One Bedroom, Front-Set, Second Floor Flat

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Property Description

Well-presented one bedroom, second floor flat, set to the front of a traditional stone-built tenement, and conveniently located in the popular Gorgie area, west of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, double bedroom, utility cupboard, and a bathroom.

Features include a stylish kitchen, bright bathroom, and good integrated storage provision.

In addition, there is gas central heating, double glazing, TV and telephone points, and a secure entry system.

Externally, there is a shared garden to the rear, with unrestricted on-street parking to the front and on surrounding streets.

The hall gives access to all rooms except the kitchen, and features two built-in press cupboards, the entryphone handset, and a utility cupboard housing a washing machine and freezer.

A good-sized public room has space for lounge and dining furniture, and features carpeted flooring, a central pendant light fitting and a press cupboard also housing the central heating unit.

The kitchen is set internally off the lounge, and includes modern fitted units and worktops, a sink with drainer, unit downlighting, a microwave, and an integrated double oven, and gas hob with a canopy above.

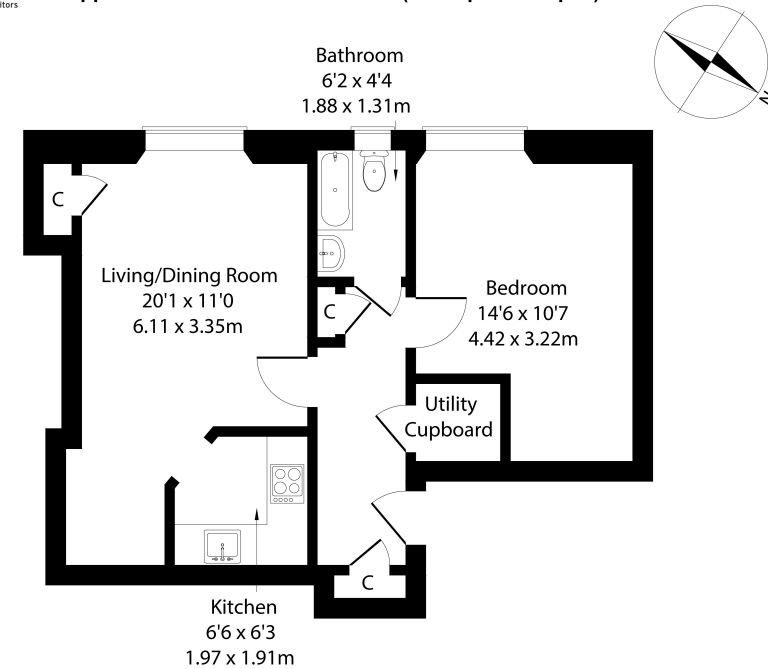
A bright and well-proportioned double bedroom features built-in overbed storage cupboards, period cornice-work, carpeted flooring and a central pendant light fitting.

Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower unit over the bath, tiled flooring and splashwalls.



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Approximate Gross Internal Area: (495 sq ft - 46 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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