



5/15 Westfield Road, Gorgie, Edinburgh, EH11 2QT

Beautifully Presented, Traditional, One-Bedroom, Third-Floor (Top) 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 room, kitchen, box room/study, double bedroom and a bathroom.

Freshly prepared for the market with light modern decor, features include a fitted kitchen with appliances, and a stylish, fully-tiled bathroom. In addition, there is gas central heating, a traditional fireplace, double glazing, walk-in, bedroom storage, and recessed, feature lighting.

There is a secure entry system, a shared garden to the rear and unrestricted on-street parking to the front.

A welcoming entrance hall, with generous storage, is finished with light, airy decor and neutral carpeting which continues throughout most of the flat. A living room, with further storage and a traditional fireplace, is filled with natural light from a tall, southwest-facing window and provides ample, versatile space for freestanding furniture. Leading off the living room a boxroom offers a good-sized, flexible space, with options for use, whilst a kitchen is fitted with modern, cream units and wood-effect worktops. Integrated appliances include a gas hob, a concealed extractor fan, a fridge, a dishwasher and a washing machine.

Across the hall, a double bedroom is well-proportioned and enjoys a walk-in wardrobe with fitted storage.

Completing the accommodation, a stylish bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

## Omov<sup>8</sup>

### mov<sup>8</sup> Flat 15, 5 Westfield Road, Edinburgh, EH11 2QT

Approximate Gross Internal Area: (478 sq ft - 44 sq m.)





Third Floor

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

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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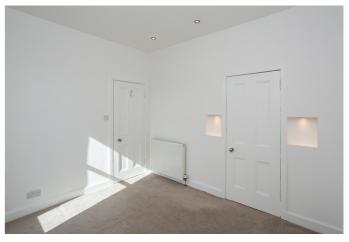














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