



Estate Agents and Solicitors

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.

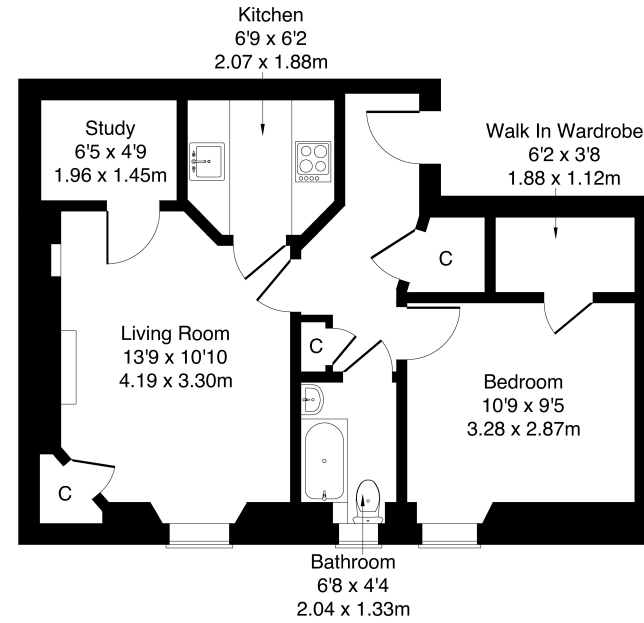
Across the hall, a double bedroom is well-proportioned and enjoys a walk-in wardrobe with fitted storage.

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



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 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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