



GILSON GRAY

LAW • PROPERTY • FINANCE

16/2 WESTFIELD ROAD

Gorgie, Edinburgh, EH11 2QR



Offering attractively presented, contemporary interiors, this ground-floor flat forms part of an established development in Gorgie and enjoys a spacious, southwest-facing reception room, a German kitchen, two bedrooms, and a shower room, plus access to shared gardens and private residents' parking. The flat and its location are sure to appeal to first-time buyers, professionals, couples, young families, downsizers, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

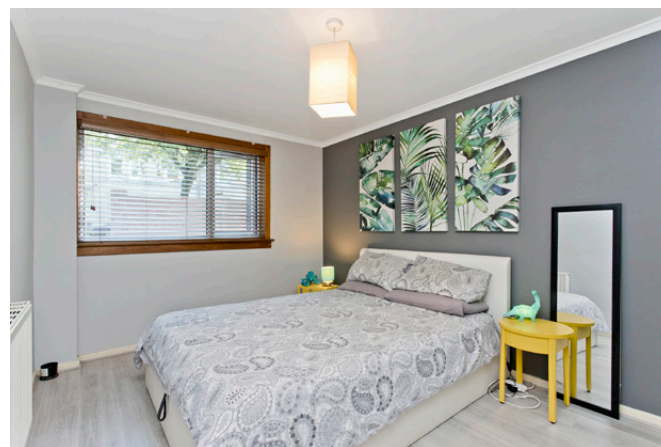
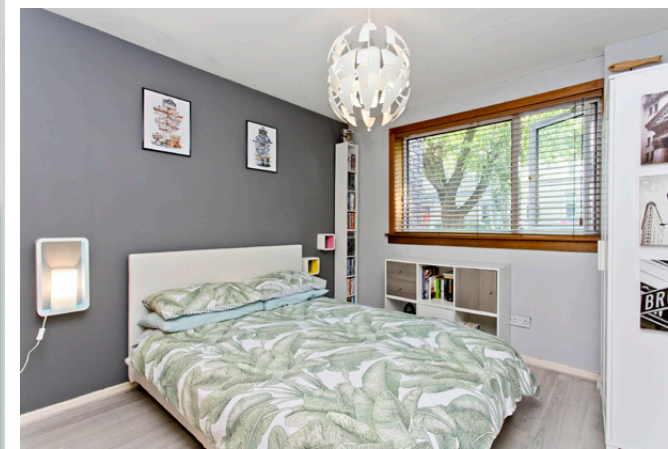


FEATURES

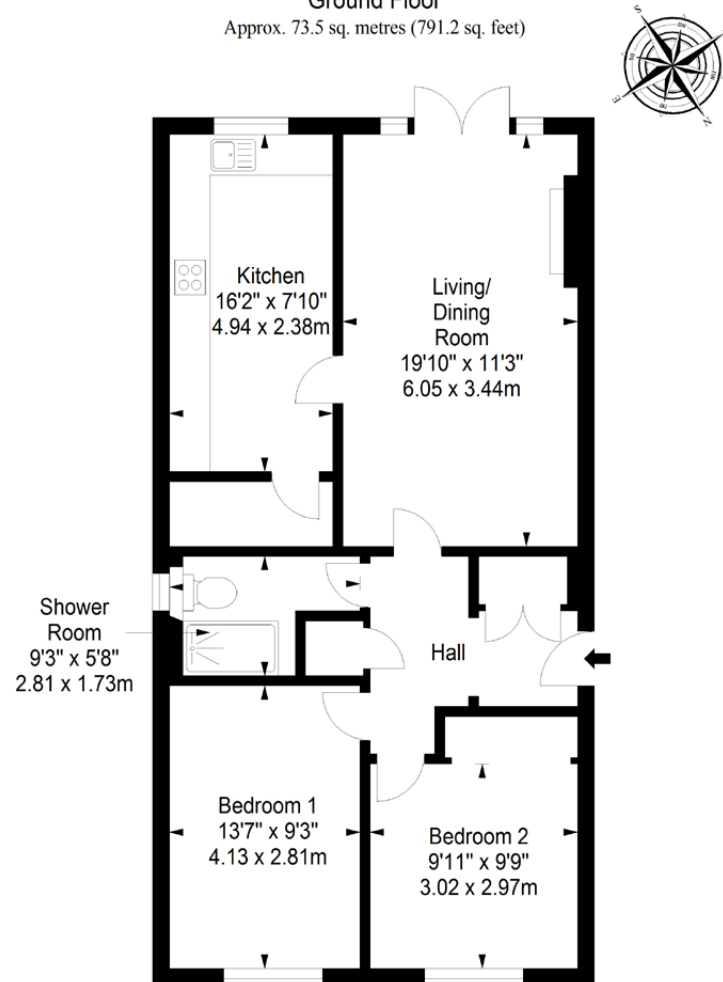
- Ground-floor flat in Gorgie
- Part of an established development
- Secure shared entrance
- Hall with built-in storage
- Southwest-facing living/dining room with garden access
- Attractive, contemporary German kitchen
- Two double bedrooms
- Stylish shower room
- Shared gardens
- Private residents' parking
- EPC Rating - C
- Council Tax Band - B



"ATTRACTIVE,
CONTEMPORARY GERMAN
KITCHEN, TWO DOUBLE
BEDROOMS & A
STYLISH SHOWER ROOM"



Ground Floor
Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)

GILSONGRAY.CO.UK

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BORDERS

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