



5/7 Westfield Street
Gorgie, Edinburgh, EH11 2RA





5/7

Westfield Street

Well-presented first floor flat forming part of a traditional tenement in the popular Gorgie area of Edinburgh. The property is ideal for a first time buyer or a buy-to-let investor and is within easy reach of the city centre.

- Bright first floor flat in popular location
- Shared stairwell w/secure entry
- Entrance hall w/storage
- Open plan lounge and kitchen
- Generous double bedroom w/built-in wardrobe
- Three-piece bathroom
- Gas central heating & double glazing
- Communal garden
- On-street parking

Offers Over: £145,000

Home Report: £150,000

EPC Rating: C

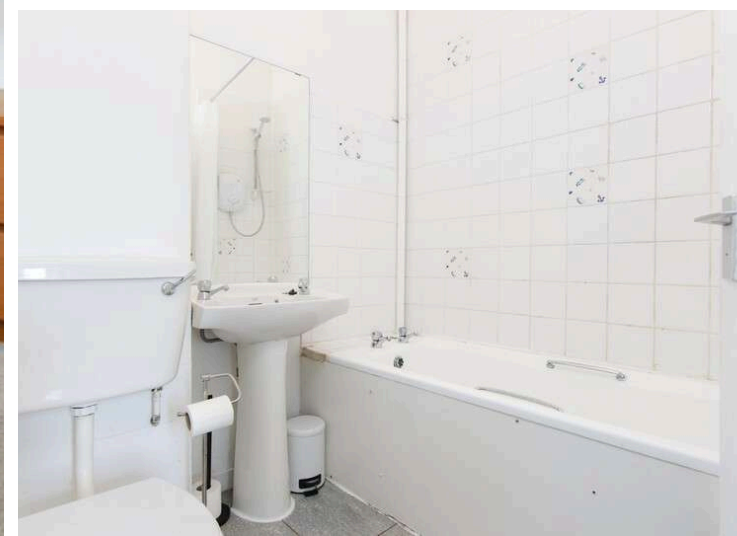
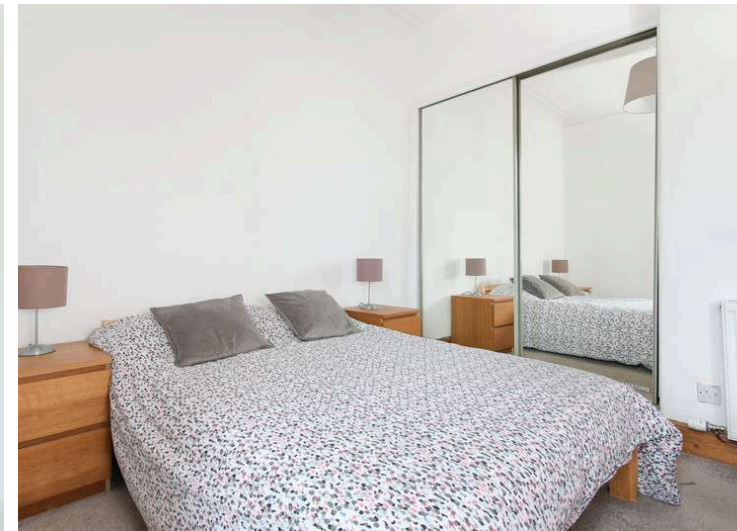
Council Tax: B

Tenure: Freehold

Approached from a shared stairwell with secure entry phone system, the front door opens into a welcoming hallway with storage, which in turn leads to west-facing accommodation. The lounge features a fireplace and Edinburgh press, and is open plan to the well-appointed kitchen. Next door, the double bedroom provides a deep built-in wardrobe and has wood panelling around the window, as well as storage below the window seat. Completing the accommodation is the three-piece bathroom.

The property further benefits from gas central heating, double glazing throughout and access to a shared rear garden.

Extras: To include all fitted flooring and fitted carpets, curtains, cooker, fridge freezer, dishwasher, and washing machine in the sale.

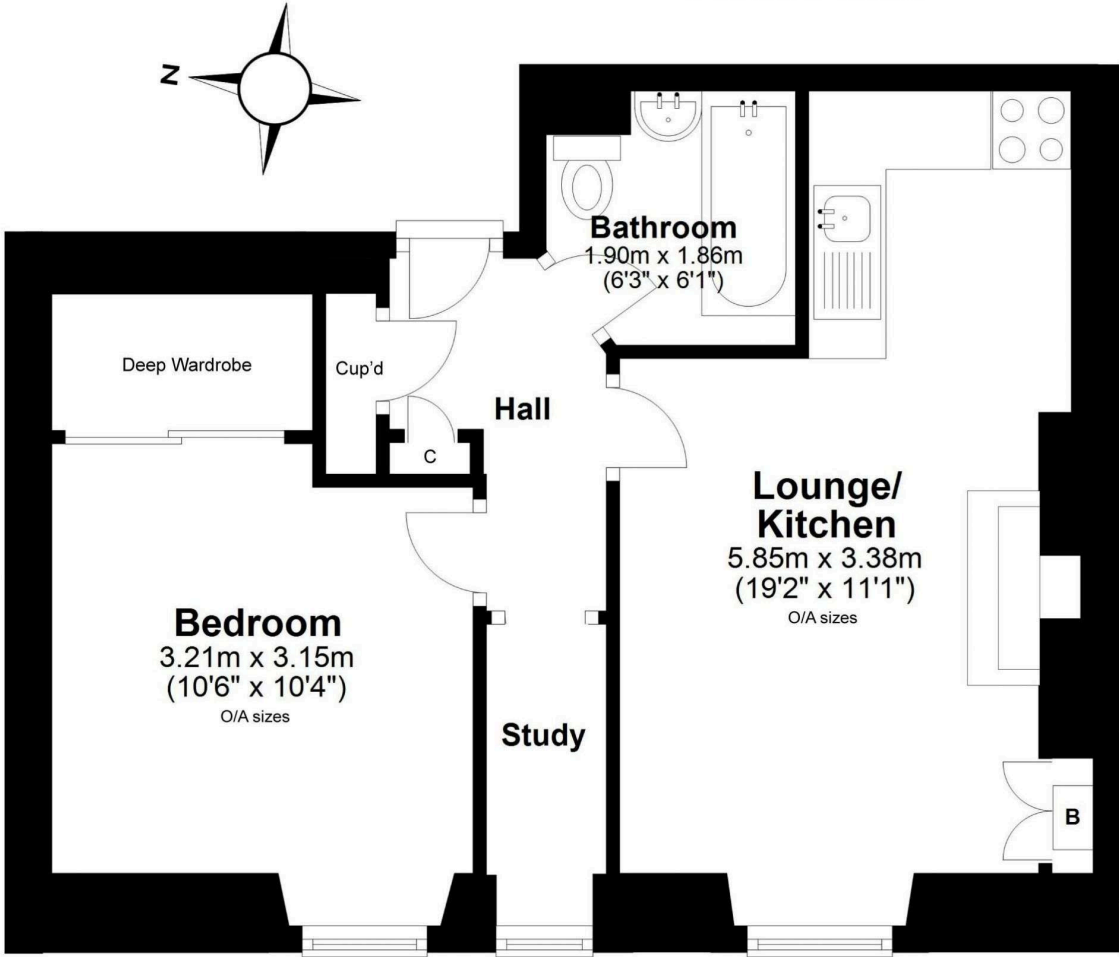


Gorgie is a popular area in Edinburgh, just over one mile of the city's West End. Whilst the city centre is easily within walking distance, there are frequent bus services to and from the city centre and to many other parts of the city.

The area offers a range of independent shops, a large branch of Sainsbury, an Aldi and a variety of cafes, restaurants and bars. There is a swim centre/gym in neighbouring Dalry and the Fountain Park complex boasts a number of popular eateries, a Casino, Cinema, a Bowling Alley and a Nuffield Health and Fitness Club.

Haymarket Rail Station is within easy reach at the foot of Dalry Road, where there is also a tram stop providing a direct link with Edinburgh International Airport. The city bypass, central motorway network and Queensferry Crossing are all readily accessible.

First Floor



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