

**5 PF2 Westfield Road
EDINBURGH EH11 2QT**

Offers Over £145,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom with wardrobe included
- Bathroom fitted with three-piece suite and electric shower over the bath
- Utility cupboard
- Gas central heating and double glazing
- Well kept communal garden
- On-street permit parking

Council Tax Band: B

Tenure: Freehold

Shared Ownership: N



Flat

Blair Cadell is thrilled to present this charming traditional ground-floor flat, nestled quietly at the rear of a well-maintained tenement block. With its excellent condition and appeal for first-time buyers or buy-to-let investors.

The accommodation features a spacious rear-facing lounge/dining room complete with a decorative fireplace-ideal for entertaining friends or unwinding in the evenings. The modern kitchen includes a range of floor and wall-mounted units, a gas hob, electric oven, and white goods, all included in the sale. The large double bedroom, also positioned at the rear for added peace, boasts ample storage with built-in wardrobes. The bathroom includes a three-piece suite with an electric shower over the bath. Additionally, there's a utility cupboard in the hallway with further white goods included. Double glazing and gas central heating ensure maximum energy efficiency throughout the flat. Residents also enjoy access to a large communal drying area, and convenient on-street permit parking is available. *No warranties for systems or appliances provided*

Situated in Gorgie, a sought-after location southwest of Edinburgh city centre, this property benefits from excellent local amenities and transportation links. A frequent bus service provides easy access to Napier University, the city centre, and Haymarket Station. Nearby shopping options include a Sainsbury's superstore, Aldi, and the newly opened Edinburgh West Retail Park. Leisure facilities abound with the Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, and a variety of popular bars and restaurants, perfect for socializing and relaxation.

Viewing by appointment on 0131 337 1800

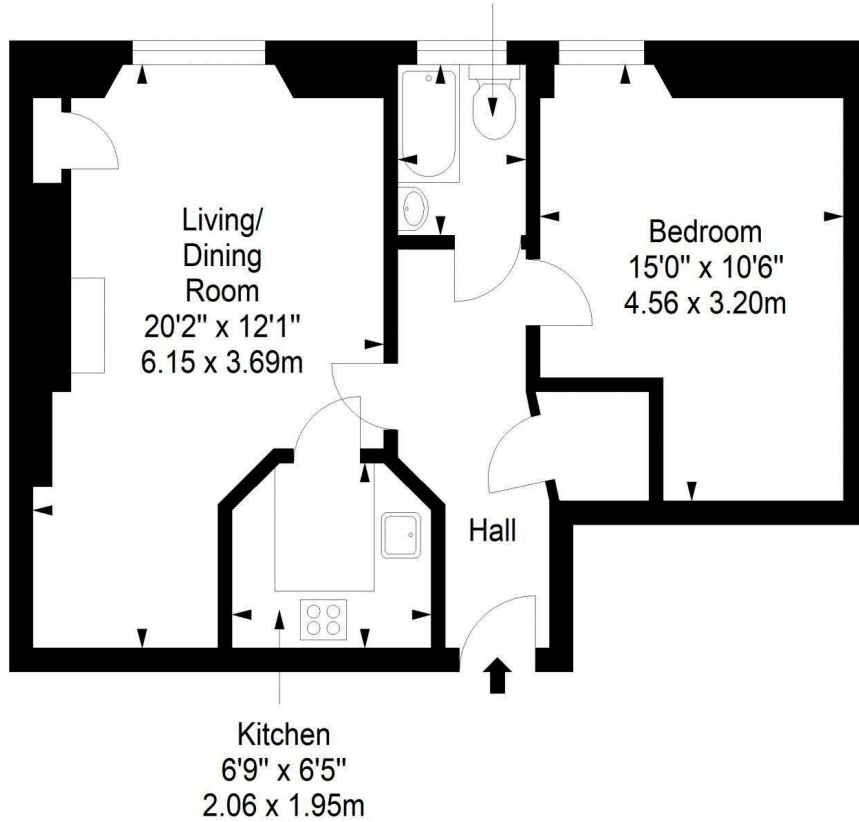




Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)

Bathroom
5'11" x 4'5"
1.80 x 1.34m



Total area: approx. 46.8 sq. metres (503.8 sq. feet)