



Flat PF4, 9 Westfield Road

Gorgie, Edinburgh, EH11 2QT

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Located in the heart of popular Gorgie, this one-bedroom ground-floor flat is well-served by local shopping, round-the-clock bus services, and tram links to Edinburgh International Airport and Haymarket train station. Additionally, there is swift access to the bypass and motorway network. The flat lies on the ground floor of a traditional tenement with a communal garden and controlled on-street parking outside. It promises upgrading opportunities, including easy personalisation with a blank canvas of understated décor and would make a perfect first-time purchase or rental investment.

The flat is approached via a shared vestibule and has a secure entry system. Behind the front door is a hall featuring practical timber-style flooring, recessed shelving, and a handy store cupboard. Leading off the hall is a comfortably carpeted reception room with further built-in storage and a favourably sunny aspect. This bright, homely space includes a sitting area arranged around a living flame fire with an attractive oak-effect surround, an alcove creating an intimate seated dining area, and convenient direct access (plus a serving hatch) to the kitchen. The beech-toned kitchen, with simple white tilework, accommodates an integrated electric oven and hob, an upright fridge freezer, and an under-counter washing machine. Across the hall from the living area is a bright and spacious double bedroom with soft carpeting underfoot and elegant period cornice work

Features

- Popular central location
- Easily adaptable neutral décor
- Ground-floor tenement flat
- Secure communal vestibule
- Hall with storage and entry system
- Sunny living/dining room with storage
- Kitchen open to the living area
- One spacious double bedroom
- Bright shower room
- Communal rear garden
- On-street parking (zone S6)
- Gas central heating and double glazing
- EPC Rating - D



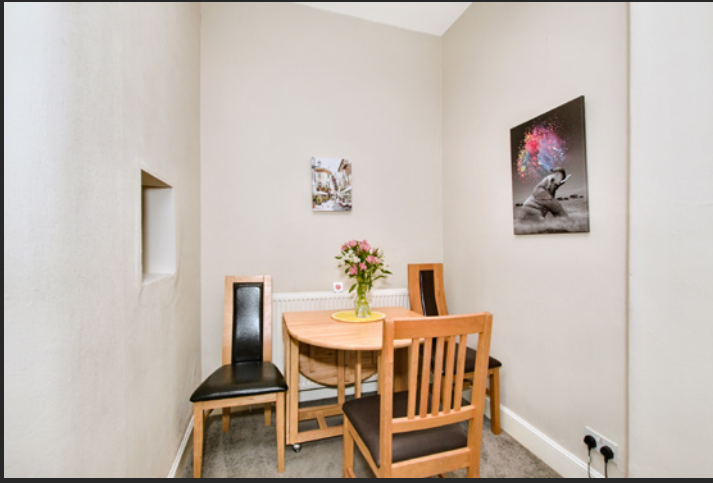


“Sunny living/dining room with storage and a kitchen open to the living area”









The good-sized footprint allows for several freestanding furniture items. Also reached from the hall, and completing the accommodation, is a modern aqua-panelled shower room equipped with a WC suite, vanity storage, a heated towel rail, and a wide shower enclosure. Gas central heating and full double glazing create warmth and efficiency in the home.

Externally, residents of the tenement share access to a rear garden, and, to the front, there is on-street parking under controlled zone S6.

Extras: The sale includes fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

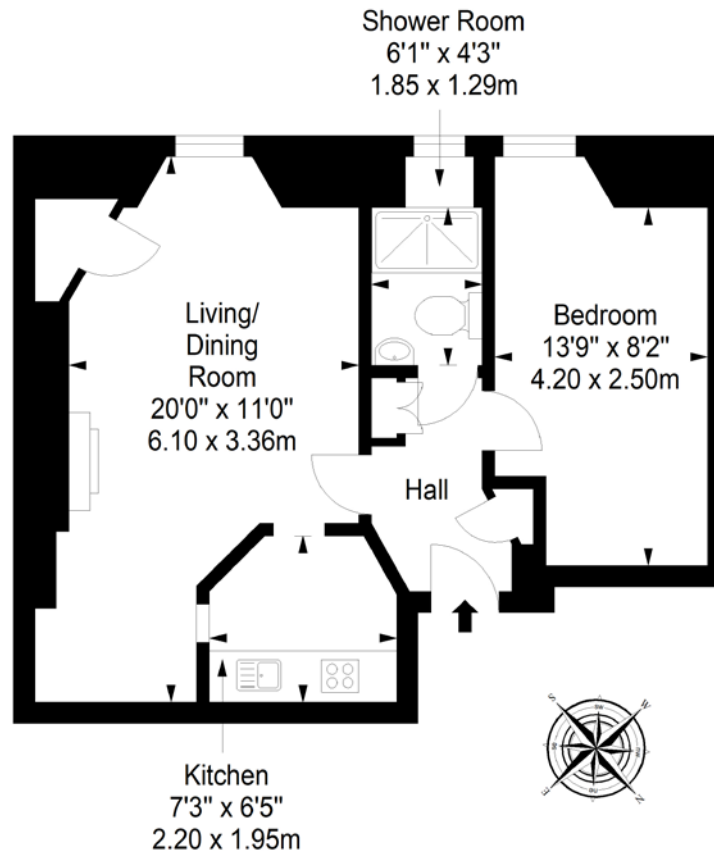
Gorgie, Edinburgh

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent city bus links, the tram line and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.

Floorplan

Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 41.5 sq. metres (446.7 sq. feet)

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