



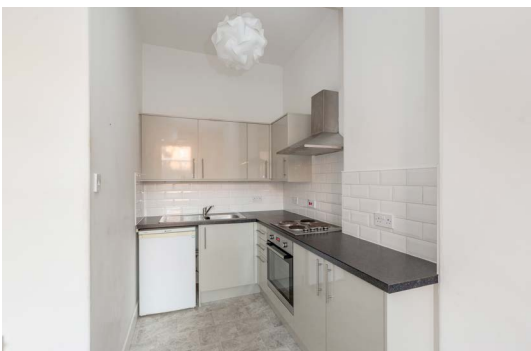
5/5 Westfield Street

GORGIE | EDINBURGH | EH11 2RA



MURRAY
BEITH
MURRAY





5/5 Westfield Street

GORGIE | EDINBURGH | EH11 2RA

5/5 Westfield Street is a well-presented first-floor flat situated in the popular Gorgie area, to the west of Edinburgh city centre. Gorgie is a great location with excellent local amenities and the property is a conveniently located for commuting to the city centre.

Entrance hall with storage cupboards; bright living room with views to the communal garden; open plan fitted kitchen with wall mounted and floor standing units, together with integrated appliances; double bedroom; bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over; utility cupboard with clothes pulley.

Communal rear garden.

Unrestricted parking on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated fridge, oven and hob, together with the washing machine, are all included in the price. Furniture is available by separate negotiation.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

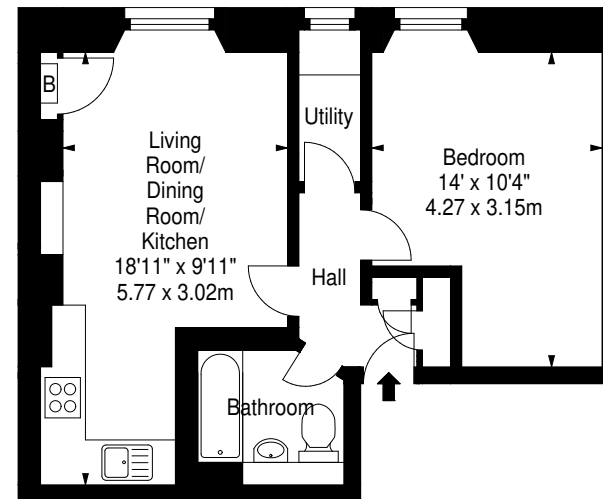
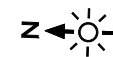
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Approx. Gross Internal Area
432 Sq Ft - 40.13 Sq M
For identification only. Not to scale.
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First Floor



Location

Situated approximately three miles southwest of the city centre, Gorgie is conveniently located for Edinburgh Napier University as well as those wishing to commute into the city centre. There is a choice of a Sainsbury Superstore directly opposite the property or an Asda Superstore off Chesser Avenue. The new retail plaza at Chesser also offers a range of shops including an M&S foodstore. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. The property is conveniently located for the Water of Leith and Union Canal walkways, providing pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the city centre along Gorgie Road. The city bypass is also easily accessible, providing access to Edinburgh Airport and the major road networks of central Scotland.