



RALPH SAYER
SOLICITORS & ESTATE AGENTS

23/3 Westfiled Road,

Gorgie, Edinburgh EH11 2QW

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The popular Gorgie area is a central city location, within easy reach of the city centre. Gorgie Road, offers a whole host of local shops and cafes, along with great transport links, into the city or west to the Gyle or Edinburgh airport.

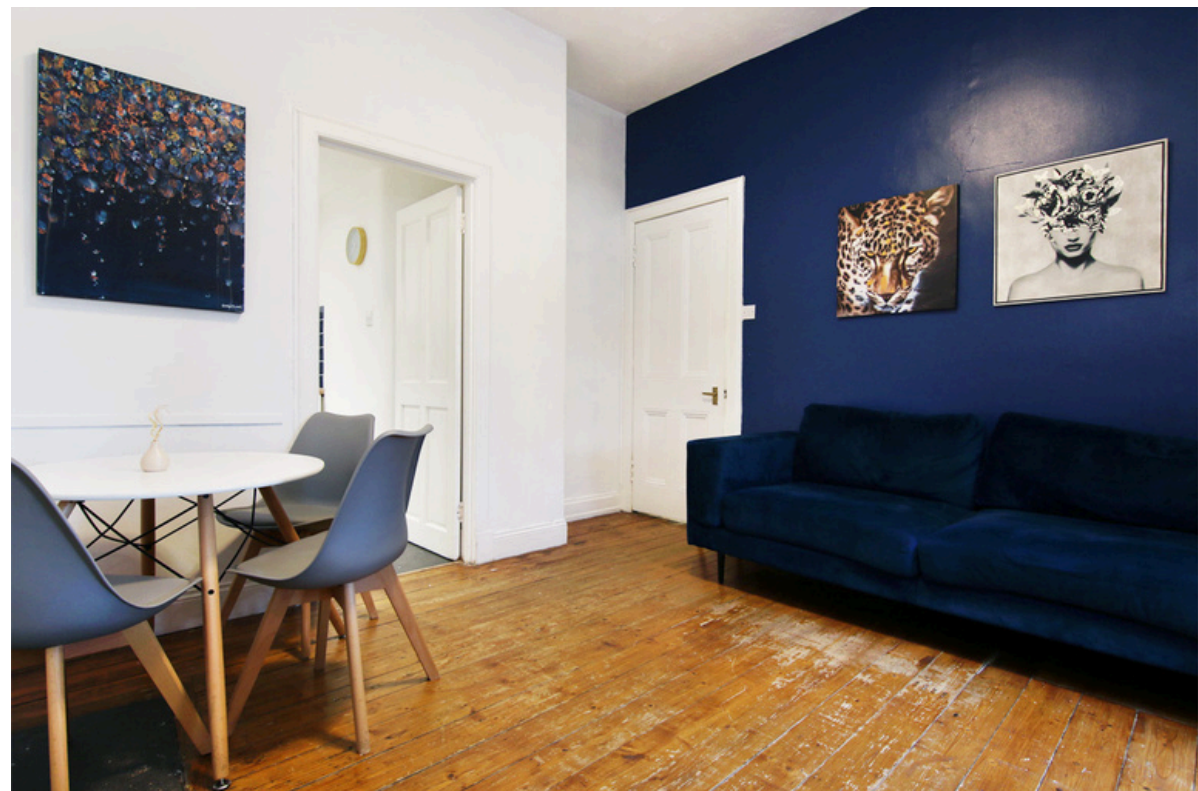
This charming ground floor tenement flat is ideally situated in a tranquil position to the rear of the building, offering a leafy aspect into the shared garden. Step inside to find stylish decor complemented by some stripped wood floors, creating a cosy yet modern ambiance. The welcoming hall features a handy cloak cupboard for your convenience. The spacious lounge/diner is the heart of the home and sits adjacent to a modern kitchen, designed to optimize space and equipped with essential appliances. Retreat to the comfortable bedroom, which offer ample space for freestanding furniture. Returning to the hall, you find a large box room, which would make an ideal home office, as well as providing great storage options. Completing this lovely flat is a stylish tiled shower room, featuring a sleek glass/chrome enclosure and heated towel rail.



Property Summary

- Centrally located in the popular Gorgie area
- Charming traditional ground floor flat
- Spacious lounge/diner
- Kitchen
- Comfortable bedroom
- Stylish three-piece shower room
- Large box room
- Electric heaters & double glazing
- Shared garden
- On-street zoned permit parking - Zone S6
- EPC Rating - E | Council Tax Band - B

Home Report Value - £ 140,000





Traditional one bedroom flat, ideally situated for easy access into the city centre



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dream property!



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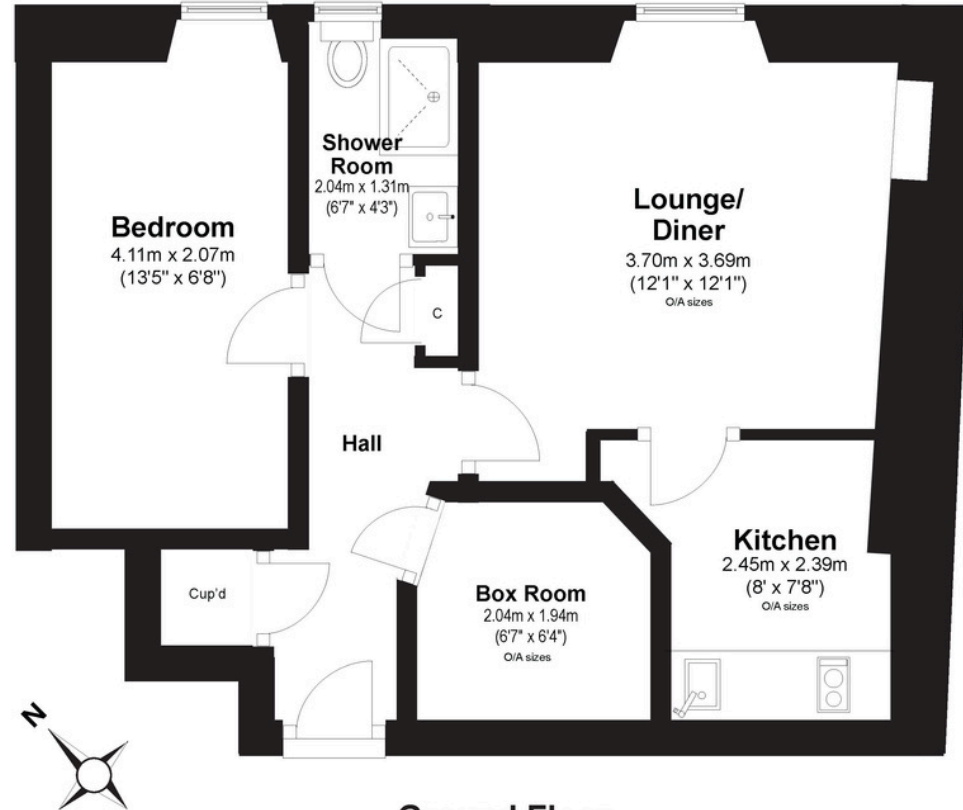
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Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 43.3 sq.metres (466.0 sq. feet)

Location

Gorgie is a vibrant and popular location, with its close proximity west of the city centre (approx: 3 miles), and Edinburgh's financial district in the west end. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants. There are excellent local amenities, on Gorgie Road itself, including cafes, bars and an array of independent retailers. Fountainpark Entertainment Centre is within easy reach, offering a Cineworld, Virgin Active gym and Tenpin Bowling. Also, the Edinburgh Corner Exchange, is a popular exhibition and venue centre. Nearby Saughton Park, offers a variety of activities and you can access the Water of Leith path network from here. It is a popular with the student market due good bus services, linking to the main University Campuses. Haymarket Railway Station and the Tram network, are a 10 minute journey, offering easy commuting and access to Edinburgh International Airport.



SHARED GARDEN