



WESTLAND
COTTAGES

6 Westland Cottages, Edinburgh, EH17 8QT



Welcome

Welcome to Westland Cottages, this charming one bedroom cottage has been carefully extended and refurbished by the current owners to create bright and spacious accommodation with an enclosed private garden to the rear. The property is ideally located in the popular residential area of Gilmerton close to many local amenities, schooling and swift transport links. Westland Cottages would be suited to the first time buyer, those looking to downsize or an investment opportunity. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Front facing open plan living room features a wood burning stove, open plan to dining and kitchen areas.
- Fully fitted modern kitchen with integrated appliances.
- Second lounge/garden room set to the rear with direct access to the garden.
- Double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Storage cupboard houses the boiler.
- Gas central heating.
- Double glazing.
- Enclosed rear garden with a decked area and side gate access.
- Parking available.







Gilmerton

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity including Aldi, Iceland and Morrisons supermarkets. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh with a bus terminus being within easy walking distance of the cottage, and the main commuting routes, including the M8 and M9, are also easily accessible, with an airlink bus to the airport. The property is also ideally positioned for those connected to Edinburgh Royal Infirmary.

Extras

Included in the sale are the integrated kitchen appliances, blinds where fitted, curtains and all fixtures & fittings.



Get in touch

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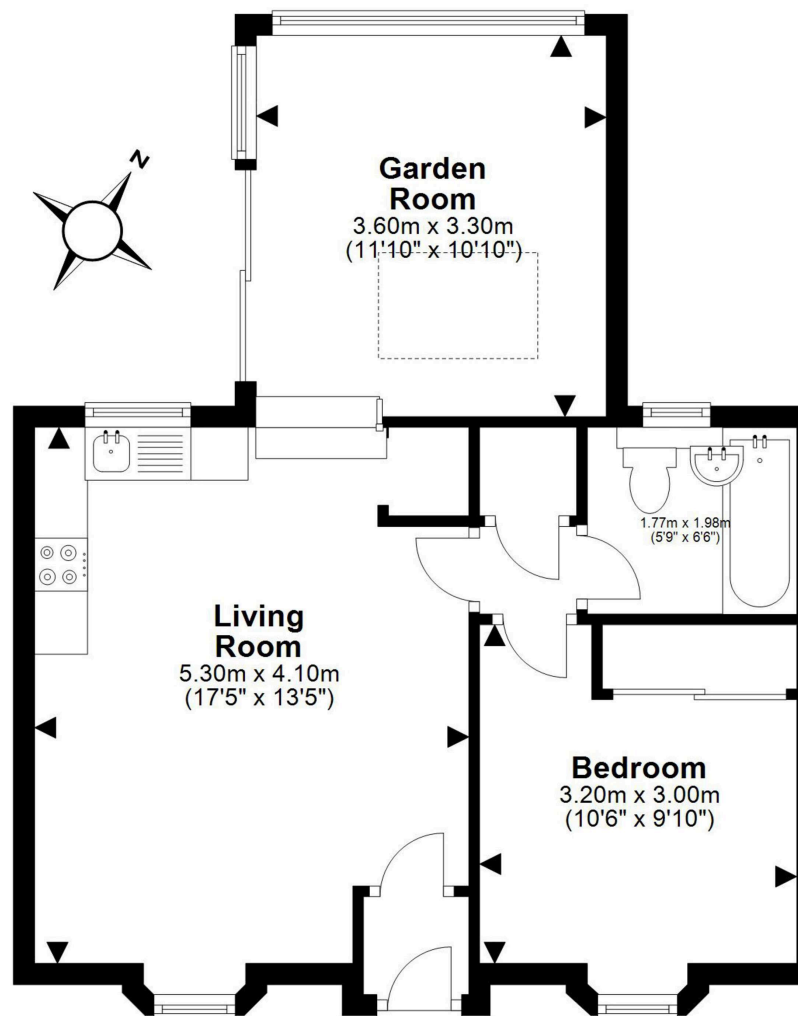
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EH22 1JB

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.