







## Welcome

Welcome to Westfield Road, this spacious two bedroom top floor flat forming part of a traditional tenement building with a secure entry system and shared garden to the rear, offers an excellent starter flat for the first time buyer or indeed an investment opportunity. The property is conveniently placed in the popular Gorgie area of Edinburgh, close to an abundance of local amenities, cafes and restaurants along with swift transport links to the city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Living/dining and kitchen area fully equipped.
- Two bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Secure entry system.
- Shared garden to the rear.
- Permit and metered parking available.







## Gorgie

The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Sainsburys only a short walk away at the end of the road, an Asda supermarket at Newmart Road, plus a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Napier University at Sighthill is easily accessible, as are the central Universities. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.

## Extras

Included in the sale are the kitchen appliances, white goods, blinds & curtains were fitted and all fixtures & fittings.



# Get in touch

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EH22 1JB

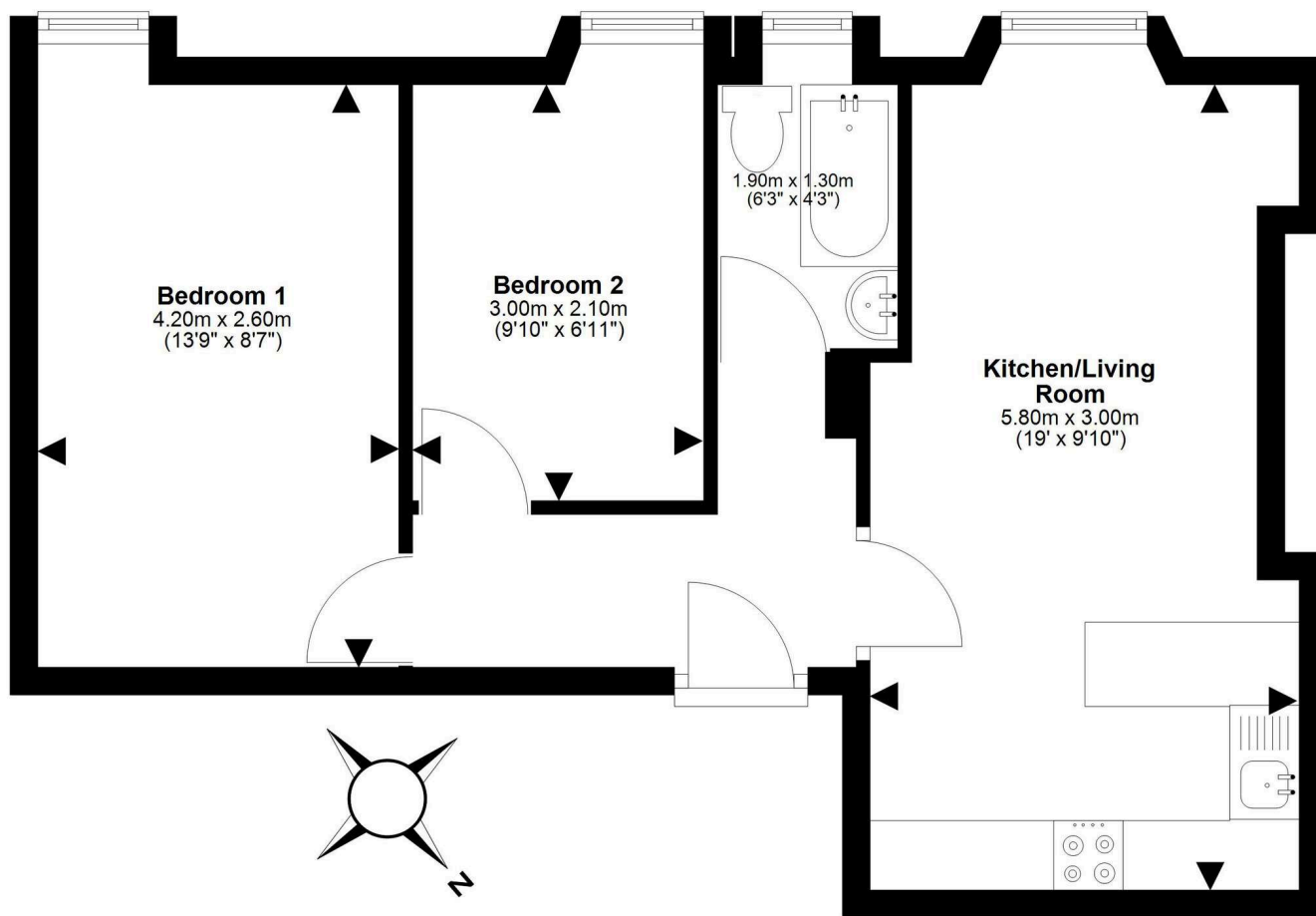
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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