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1/5, Westfield Street,

Edinburgh, EH11 2RA



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2



1



EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this light, spacious 2-bedroom second floor flat, situated in the popular Gorgie area of Edinburgh, close to excellent amenities and transport links. The accommodation comprises an entrance Hall, living room, fitted kitchen, two bedrooms and a shower room. The property further benefits from gas central heating, double glazing, good storage facilities and residents permit parking is available to the front of the building. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The property is located in the popular area of Gorgie to the south west of the city centre which offers a good range of local shops and other amenities within walking distance, including Sainsbury's and Aldi. The property lies within easy reach of Napier University, Murrayfield Stadium, and the Fountain Park leisure complex with multi-screen cinema, gym and a variety of restaurants, cafes and bars. Outdoor activities can be found in nearby Harrison Park, Saughton Park, and the Union Canal with its walkways and cycle routes connecting to other parts of the city. A frequent bus service operates to the city centre and surrounding areas, as well as a direct route to Heriot Watt University, and Haymarket Train Station is within easy reach. The main motorway networks are easily accessible by car, as well as the City Bypass, the Forth Road Bridge and Edinburgh International Airport.

Extras

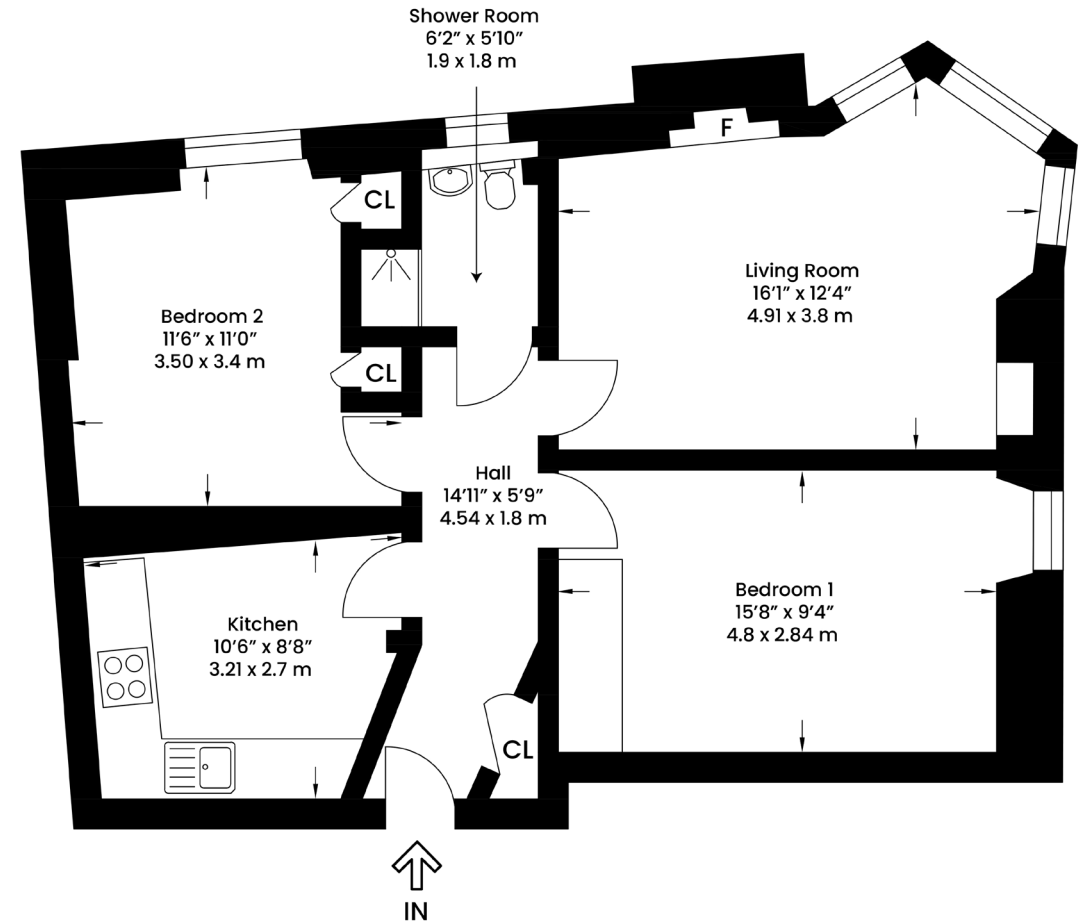
All fitted floor coverings.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Residents permit parking
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold







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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.