



27/11 WESTFIELD ROAD

Gorgie, Edinburgh, EH11 2QW



1

Public Room



1

Bedrooms



1

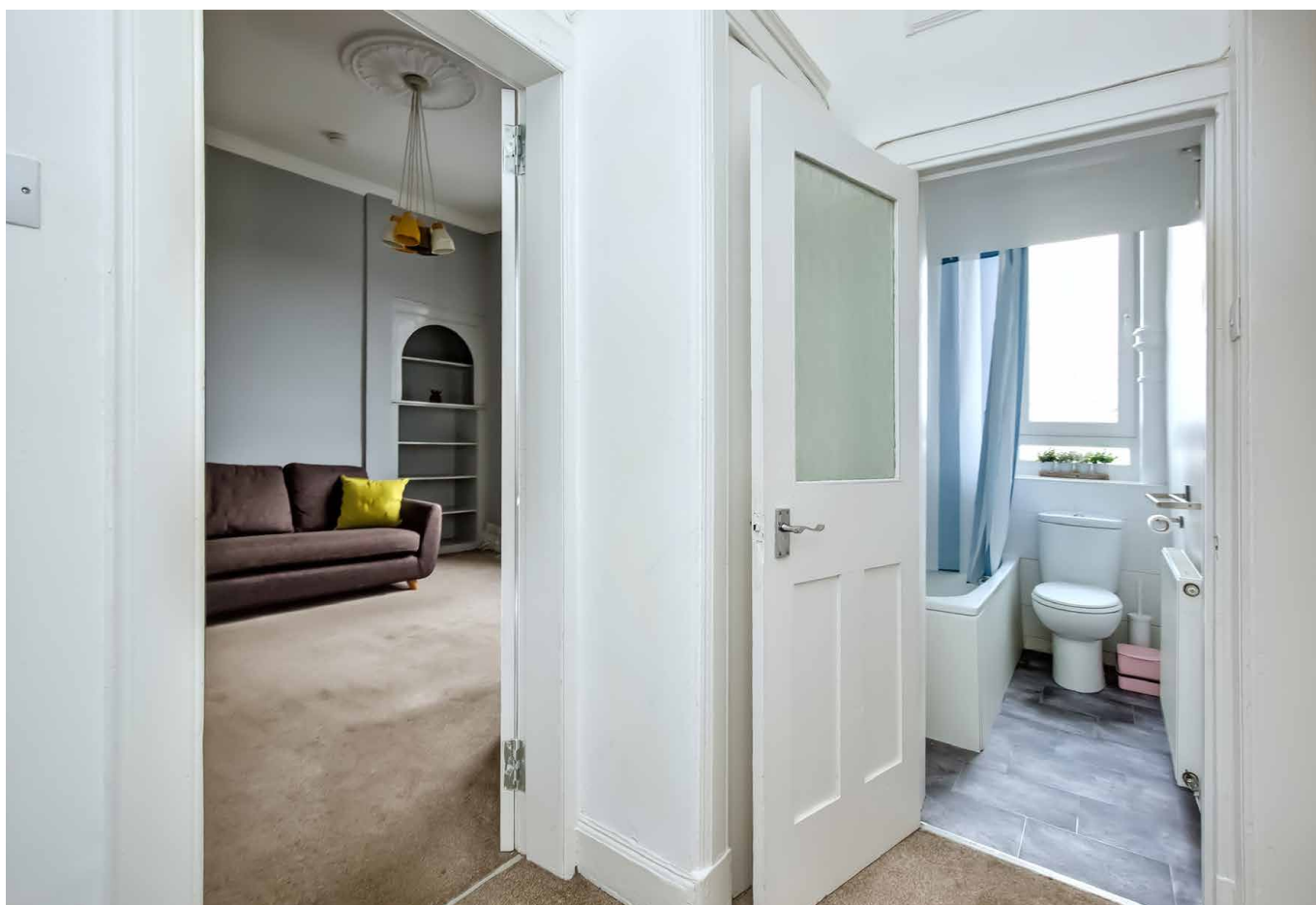
Bathroom

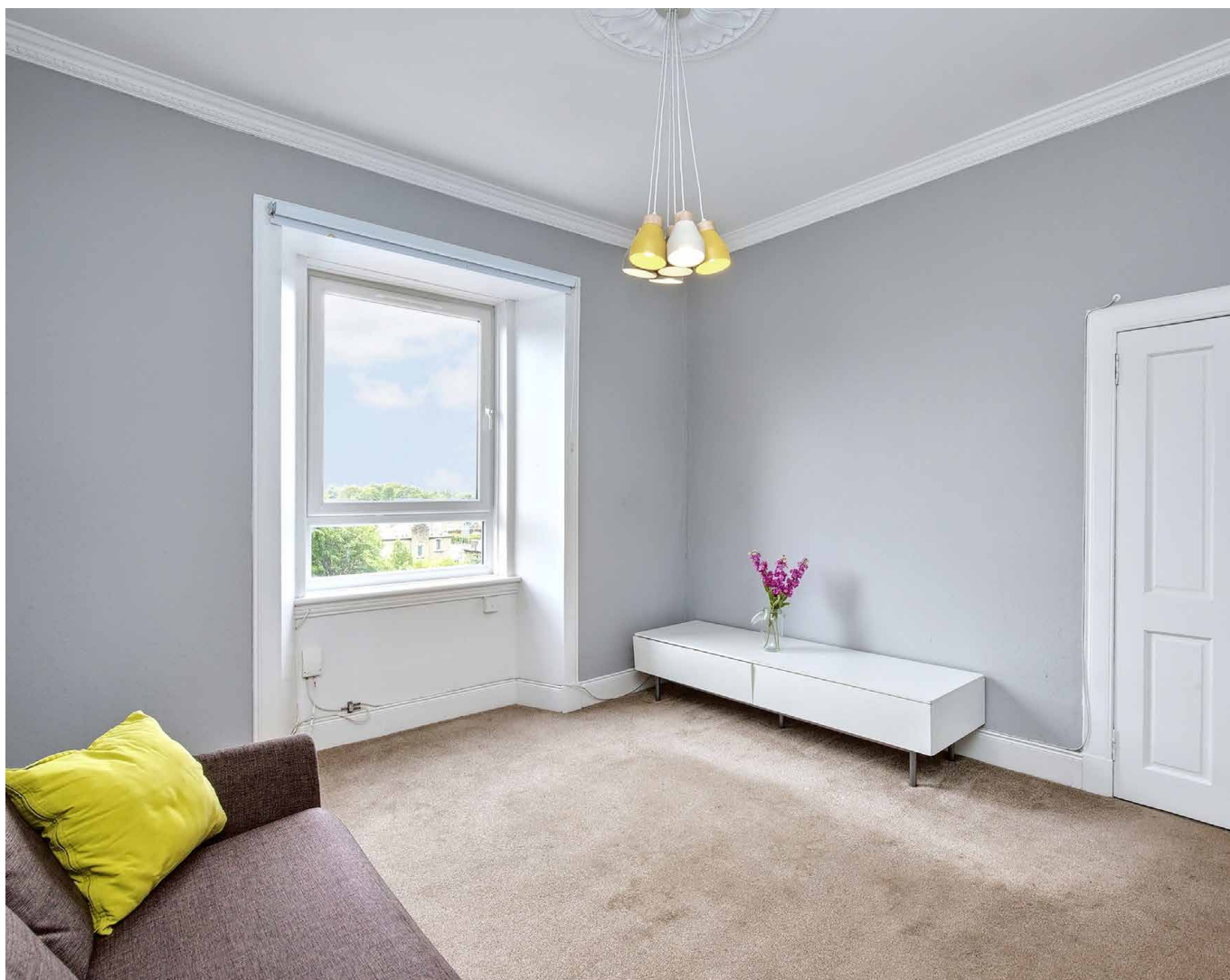
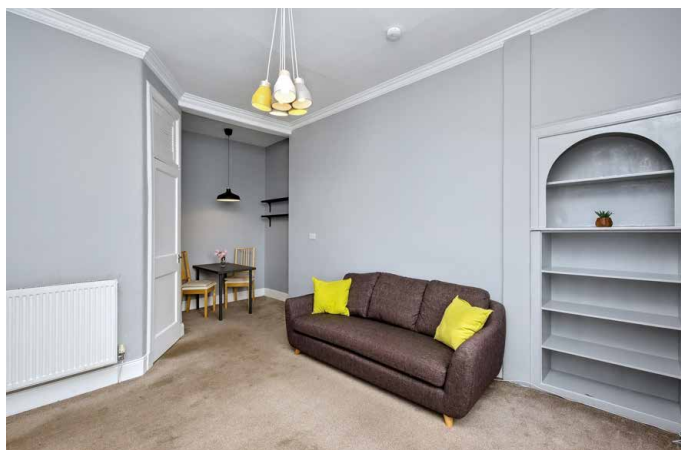


27/11 WESTFIELD ROAD

Welcome to a traditional one-bedroom third/top-floor flat that offers the charming combination of spacious period architecture and modern neutral interiors. It further boasts a southwest-facing aspect for light-filled accommodation, as well as quality fixtures and fittings throughout. The home features an airy living room with a dedicated dining nook, a fitted kitchen with a fashionable aesthetic, a large double bedroom, and a bright bathroom with a white three-piece suite and neutral tiling. It is a delightful turnkey home for city professionals, first-time buyers, couples, and rental investors alike.

In addition, the property has a prime location in the popular Edinburgh area of Gorgie. It is just a short walk from a wide range of eateries, bars, and cafés, as well as superb amenities, which includes supermarkets, convenience stores, and an excellent choice of independent shops. Furthermore, regular bus links are a stroll away, providing a speedy commute into Edinburgh city centre (which takes roughly 15 minutes). It is a desirable location that offers convenient city living.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- An attractive third/top-floor flat
- Part of a traditional tenement building
- Convenient location in popular Gorgie
- Lightly decorated interiors throughout
- Welcoming hall with built-in storage
- Bright and spacious living/dining room
- Modern kitchen with on-trend design
- One double bedroom with fitted wardrobe
- 3pc bathroom with overhead shower
- Enclosed communal garden
- Unrestricted on-street parking









Extras: an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale, with the option of furniture to be included too. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

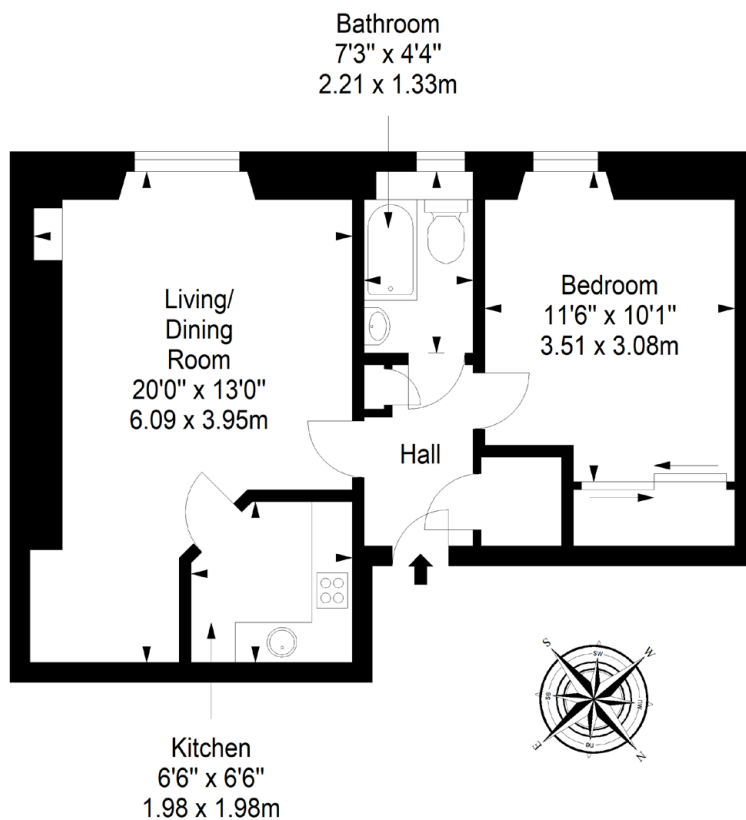


GORGIE, EDINBURGH

Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sports, leisure, and entertainment. For sports fans, it is best known for Tynecastle Park (home to Heart of Midlothian F.C.) and its proximity to Murrayfield Stadium, which hosts various live sports and music events throughout the year. A cherished fixture in the community for more than 30 years, LOVE Gorgie Farm promises fun for all the family with hands-on activities in farming, gardening, and handicrafts. The area is served by excellent city bus links, the tram line and the closest train station (Slateford) offers services between Edinburgh and Glasgow. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks.

Third Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.1 sq. feet)



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