



**17/16 Westfield Road,
Gorgie EH11 2QP**

Deans 
Solicitors & Estate Agents LLP



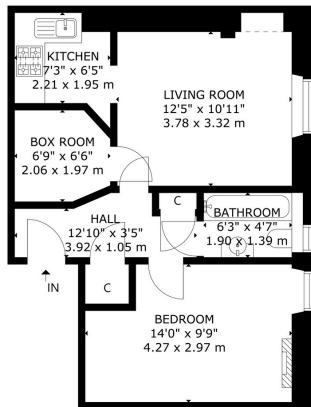
THIRD FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Box Room
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



Forming part of a traditional tenement building, this well-proportioned third-floor flat is located in the highly regarded residential area of Gorgie. The property benefits from close proximity to a wide array of local amenities, including shops, cafés, and restaurants, and enjoys convenient access to Edinburgh City Centre via a frequent public transport service. The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, a separate fitted kitchen, a box room, one generously sized double bedroom, and a bathroom with a shower over the bath. Externally, there is access to a communal garden situated to the rear of the building. On-street permit parking is available in the surrounding area. The property features double glazing and gas central heating. The sale includes all fitted floor coverings, curtains, oven, hob, cooker hood, washing machine, fridge-freezer, and light fittings. Please note that all appliances are sold as seen and no warranty will be provided.





THIRD FLOOR

17/16 WESTFIELD ROAD, EH11 2QP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 497 SQ FT / 46 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish 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 Scottish Standard Clauses.

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