



11 (PF2) Westfield Road, Edinburgh, EH11 2QS
Well-presented one bedroom ground floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

11 (PF2) Westfield Road is a well-presented one-bedroom ground floor flat situated in the popular Gorgie and neighbouring Dalry area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre.

Entrance hall; spacious open plan living room / dining room / kitchen overlooking the rear garden; fitted kitchen with wall and base units and integrated appliances; double bedroom; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Double bedroom. Bathroom.

Gas central heating. Double glazing. Communal rear garden. Residents permit and on street pay & display parking.

LOCATION

Westfield Road is conveniently located approximately two miles west of Edinburgh city centre in the popular area of Gorgie, neighbouring Dalry, Slateford and Shandon. There are excellent everyday amenities within the local area, together with larger supermarket shopping available at Sainsbury's

and Aldi at Gorgie Road/Westfield Road, Lidl at Dalry, a 24hr Asda at Chesser, as well as the new Edinburgh West Retail Park which includes a Marks & Spencer Food Hall. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers to the Edinburgh Quay. Nearby Fountain Park offers further entertainment with gym, bowling alley, multiplex cinema, bars and restaurants, along with a Pure Gym on Gorgie Road and The Edinburgh Corn Exchange at Chesser. Princes Street and the West End with boutique and high street shops, along with several fashionable restaurants and bars is within walking distance. The Gyle shopping centre is a few miles to the west and can be accessed easily by car or bus and offers a range of high street stores and eateries. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing are within easy reach. Haymarket and Slateford Train stations are within proximity.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **B**

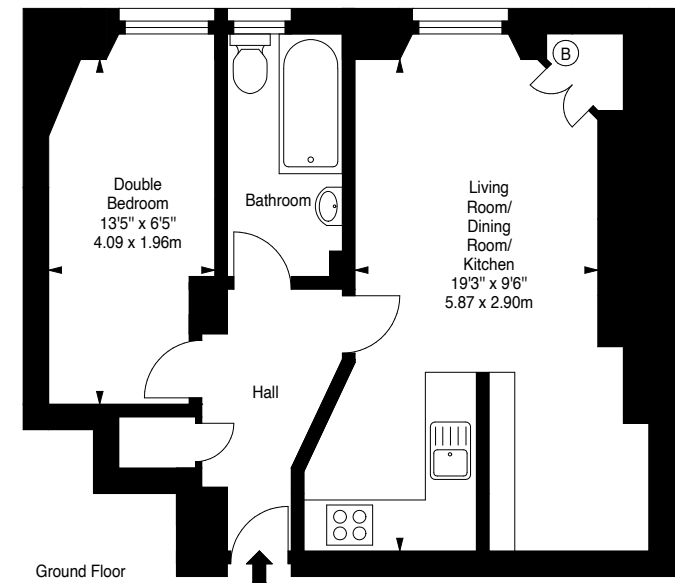
The property has an Energy Rating Category **C**
Tenure Freehold



Westfield Road,
Edinburgh,
Midlothian, EH11 2QS



Approx. Gross Internal Area
414 Sq Ft - 38.46 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.