




Offers Over
£155,000

13/15 Westfield Road

Gorgie | Edinburgh | EH11 2QS

This stylish and well presented third (top) floor flat forms part of a traditional tenement and is situated in the popular residential area of Gorgie, conveniently close to excellent local amenities, great transport links and within easy reach of the City Centre. In true move in condition, this home will undoubtedly appeal to first time buyers and professionals and early viewing is highly recommended.

-  1 bedroom
-  1 public room
-  1 shower room
-  Communal garden
-  Unrestricted on street parking
-  EPC rating – C
-  Council tax band - B



Description

Accessed via a secure entryphone system (buzzer 15), the accommodation briefly comprises of entrance hall with storage facilities, a bright lounge with decorative fireplace and double glazed doors leading to the modern kitchen with grey units and co-ordinating wooden worktops, a belfast sink and subway style tiling, a double bedroom with feature fireplace and a useful recess with hanging rail, and a contemporary shower room with white suite, splashback panelling and rainfall shower.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven,.

Gardens and Parking

There is a communal garden to the rear of the tenement and unrestricted on street parking to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

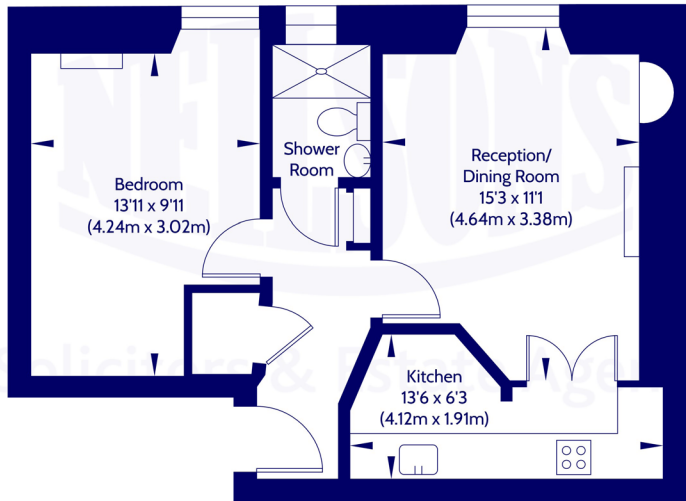
Westfield Road is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's City Centre. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. There is an abundance of excellent amenities on the doorstep, including an Aldi and a large Sainsbury's, as well as specialist shops, cafes and bars. A good range of leisure facilities are also within easy reach, including The Gym, Pure Gym and Fountain Park, which includes Cineworld, Nuffield Health, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants. Harrison Park and the Union Canal are also in close proximity.





Approx. Gross Internal Floor Area 42.38 Sq M / 456 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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