





Welcome

Welcome to Westfield Avenue a rare opportunity to purchase a 25% share of this stylish one-bedroom, second-floor main door apartment, part of an award-winning development ideally positioned for quick access to Edinburgh city centre.

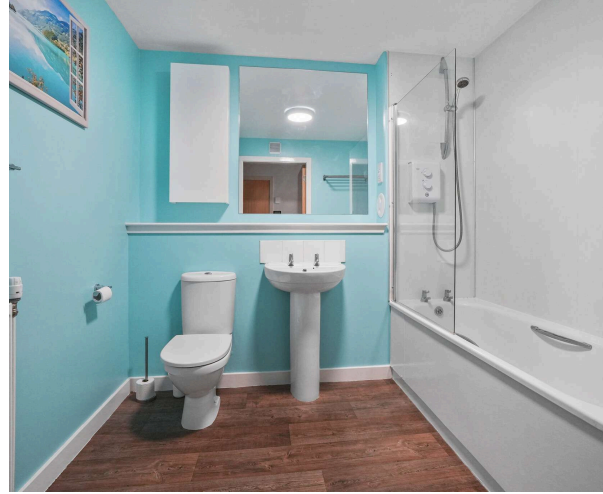
This modern property is offered as part of a shared ownership scheme, with Wheatley Homes East retaining the remaining 75%. Situated in the ever-popular Gorgie area, the home benefits from excellent local amenities and superb transport links.

This is an ideal opportunity for first-time buyers or those looking to take a step onto the property ladder.

Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Open plan living/dining and kitchen with white goods included
- Double bedroom with built in wardrobes
- Bathroom comprising WC, wash hand basin and electric shower
- Gas community scheme central heating
- Double glazing throughout
- Residents parking
- Communal gardens
- Lift access





Gorgie

Gorgie is a vibrant and well-connected area located just southwest of Edinburgh city centre. It benefits from excellent public transport links, with regular bus services providing easy access to both Napier University and the city centre. Haymarket Station is also just a short bus ride away.

The area offers a wide range of local amenities, including a Sainsbury's superstore, Aldi, and the newly opened Edinburgh West Retail Park. For leisure and entertainment, residents can enjoy nearby attractions such as the Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, and a great selection of popular bars and restaurants.

Agents notes

75% of the property is owned by Wheatley Homes East, and any prospective buyer must apply to them before submitting an offer. The monthly rent is approximately £370, which includes the factoring fee and buildings insurance. For more information and to apply, please visit: <https://www.wheatleyhomes-east.com/my-home/home-and-sharing-owners/sharing-owners>.



Get in touch

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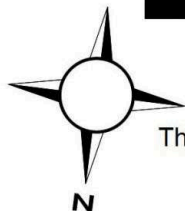
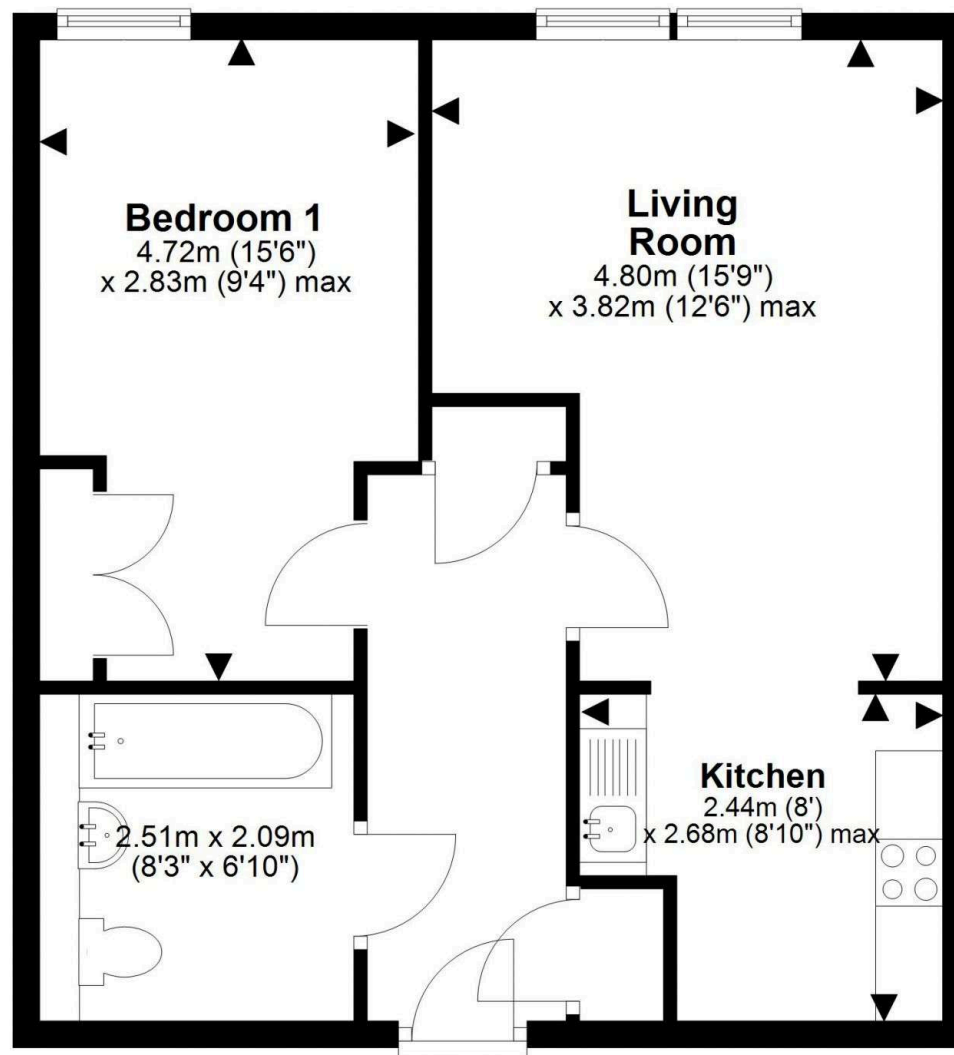
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.