



# Flat Pf2, 5 Westfield Road

Gorgie, Edinburgh, EH11 2QT





This traditional ground-floor flat is a bright and welcoming one-bedroom residence, which has a highly desirable location in the heart of Gorgie. It is set near supermarkets, cafés, bars and restaurants, and is a stone's throw from regular bus links for a swift connection into the city centre. Furthermore, the home is well-presented throughout in neutral tones, providing buyers with an appealing blank canvas that is easy to style and add their own stamp to.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and gas hob, and an undercounter fridge to be included in the sale.

- 
- A ground-floor flat in move-in condition
  - Part of a traditional tenement building
  - Conveniently positioned in popular Gorgie
  - Secure telephone entry system
  - Neutral décor and four-panel wooden doors
  - Living/dining room with feature fireplace
  - Entrance hall with built-in storage
  - Well-appointed fitted kitchen
  - One bright and airy double bedroom
  - 3pc bathroom with overhead shower
  - Communal garden and drying area
  - Controlled permit parking (Zone S4)
  - Gas central heating and double glazing
  - EPC Rating - C





**“A ground-floor flat in  
move-in condition,  
conveniently positioned  
in popular Gorgie”**







**“One bright and airy  
double bedroom and a  
communal garden and  
drying area”**

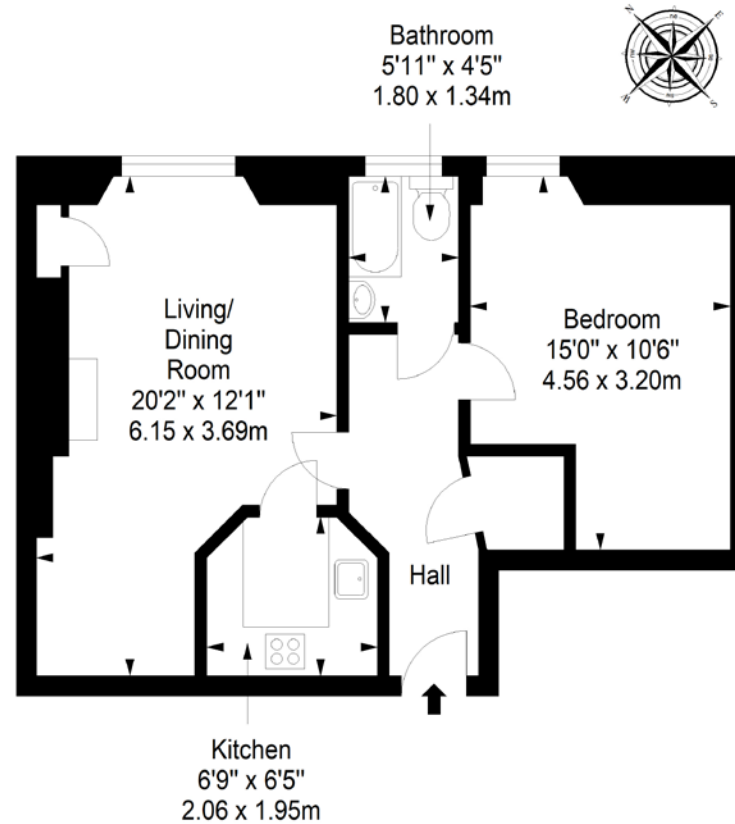




# Floorplan

## Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 46.8 sq. metres (503.8 sq. feet)



edinburgh@northwooduk.com  
0131 343 1717  
www.northwooduk.com

Zoopla rightmove



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.