



3 (1F4) Westfield Street  
GORGIE | EDINBURGH | EH11 2RA

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solicitors & estate agents





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Presenting a bright, good sized, one bedroom apartment in this vibrant area of Edinburgh. Quietly located to the rear of a refurbished traditional building, located in a pleasant cul-de-sac in a popular location and commanding delightful and leafy east facing views. This excellent flat offers light, well planned accommodation and represents an excellent first time purchase for an individual or couple, or as an investment opportunity. The property is well placed to take advantage of an excellent range of local amenities, and the city centre itself can be accessed by bus or car in a matter of minutes.

- Entrance cloaks/ hallway with security entry phone
- Bright lounge/kitchen/dining with pantry cupboard
- Spacious double bedroom quietly situated to the rear
- A versatile large box room with borrowed light through a pane to lounge area (accommodates a double bed) offers an idea guest room, home office or even a nursery.
- Shower room with new electric shower
- New light fittings throughout the property
- Gas central heating
- New double glazing throughout
- Communal garden
- Unrestricted on street parking.

This apartment is move- in-ready and waiting for you to make it your own. Don't miss out on this fantastic opportunity.

Extras The flat is to be sold as seen with all contents, as viewed, included. No warranty will be given for any appliances. EPC Rating C.

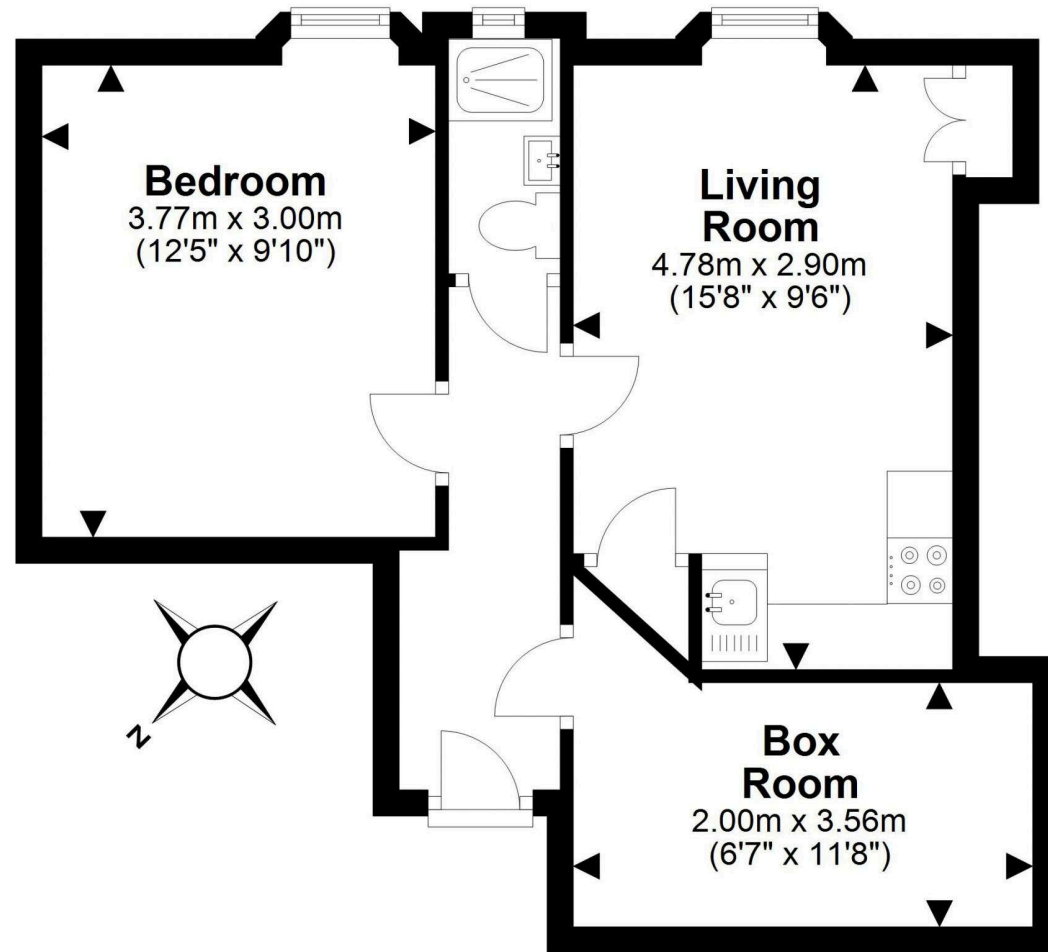


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Gorgie district of Edinburgh is ideally placed for access to the main commercial and financial heart of the city. A large Sainsburys is opposite the entrance to the property, while local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is also a large Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure and recreational opportunities nearby include Saughton Public Park, Carrick Knowe Golf Course, Edinburgh Zoo, Murrayfield Stadium and Fountain Park Leisure Complex. Schooling is available locally from nursery to senior level with Napier University at Sighthill easily accessible for the more mature student. Excellent bus and tram services provide easy access to the City Centre and beyond, whilst the City Bypass, motorway networks and the airport are all easily reached by car.





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