



5/6 Westfield Road,
GORGIE | EDINBURGH | EH11 2QT


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solicitors & estate agents



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Superbly presented and ready to move into traditional first floor flat, ideal for a first time buyer looking to be in the heart of this ever popular, high amenity area.

Quietly situated to the rear of the building with a pleasant outlook across the communal gardens is this lovely one bedroom flat offering all modern comforts. Neutral tone decor set against on-trend grey carpets creates a canvas upon which someone can put their own stamp with furniture and soft furnishings. Stylish modern fittings include pale tone units and timber effect worktops in the kitchen, and a white suite, mixer tap attachment to the bath, metro tiled surrounds and backlit mirror in the bathroom. Plenty of free floor space in the public room allows for entertaining or dining and the bedroom is a double in size. Great storage space is provided by way of cupboard space in the hall and public room.

- Entrance hall with excellent storage
- Living/dining room
- Attractively fitted kitchen
- Double sized bedroom
- Modern bathroom with mixer shower
- Gas central heating
- Double glazing
- Security entrphone system
- Shared rear garden
- Permit parking
- All manner of amenities on the doorstep

Extras: all integrated kitchen appliances and white goods are included in the sale.

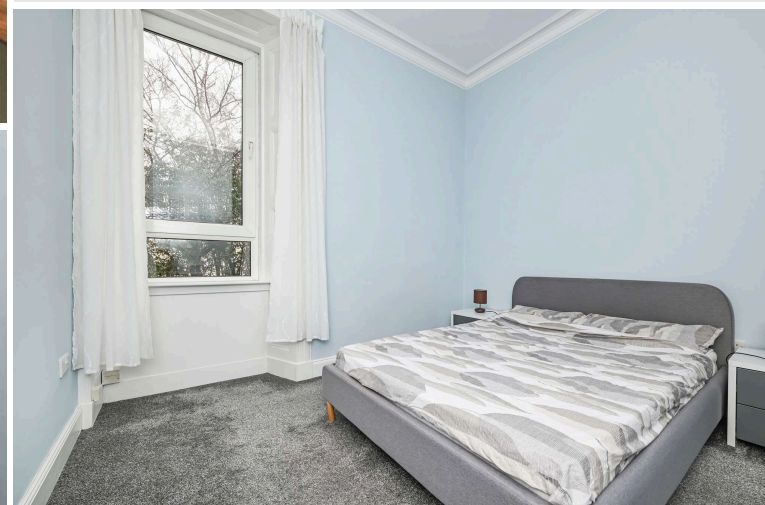
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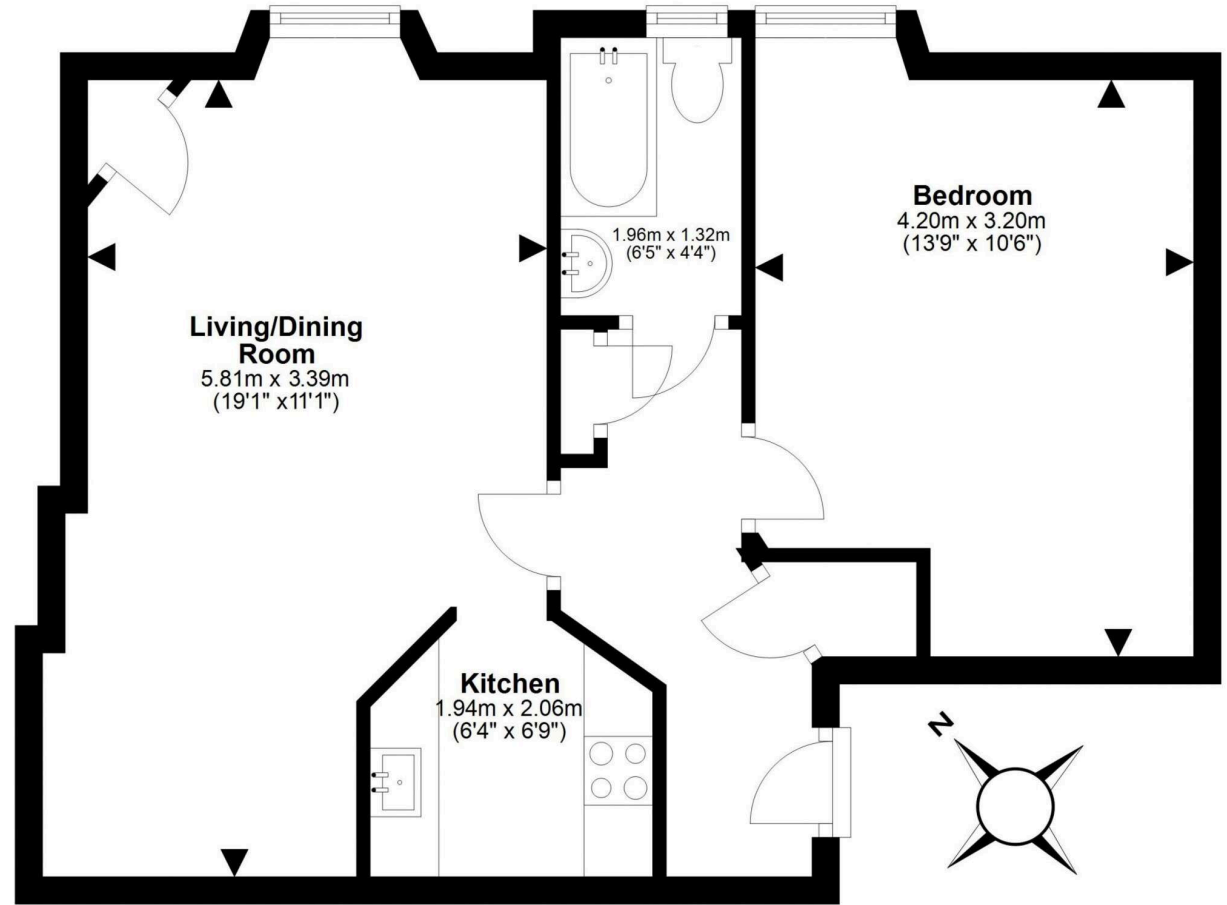
Tax band B

PRICE & VIEWING: Please refer to our website, 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. Local shops on Gorgie Road offer a comprehensive range of services and other amenities including banking, Post Office facilities, dentists and doctors. There is a large Sainsburys only a short walk away at the end of the road, an Asda supermarket at Newmart Road, plus 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. Napier University at Sighthill is easily accessible, as are the central Universities. 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.