

1 (flat 9) Westfield Street, Gorgie, Edinburgh, EH11 2RA



1 (flat 9) Westfield Street | Gorgie | Edinburgh | EH11 2RA

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### Description

Located in the bustling Gorgie area, this desirable west-facing top floor flat offers well proportioned and stylishly presented living space offered to the market in excellent decorative order.

Commanding an enviable setting, the property is a stones throw from a variety local amenities including supermarkets, shops, eateries/pubs, green spaces as well as being within walking distance to Murrayfield tram stop and represents an ideal home for an individual or couple.

- Hallway
- Open plan living/dining space with stylish fitted kitchen featuring oak worktop and integrated fridge
- Spacious double bedroom with walk-in wardrobe area offering extensive storage
- Bathroom comprising a white three piece suite with shower
- Ultra-modern electric radiators and double glazing ensures year-round comfort and efficiency
- Secure entry system
- On street permit parking (zone 6)

### Extras

The integrated fridge, freestanding washing machine, cooker and freezer are included in the sale.

**EPC Rating: D**

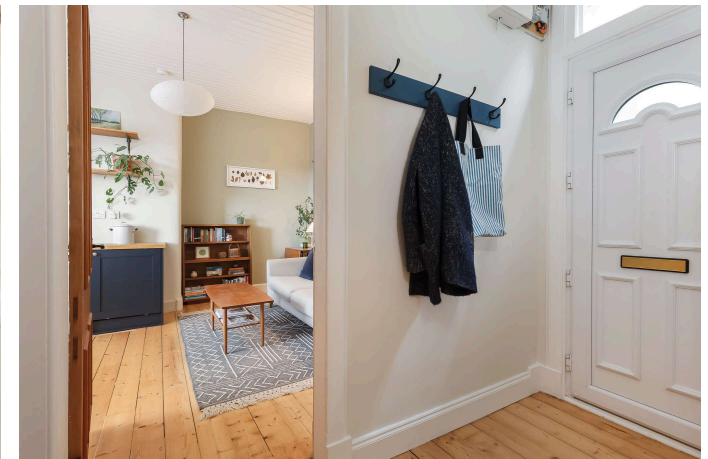
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

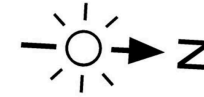


## Location

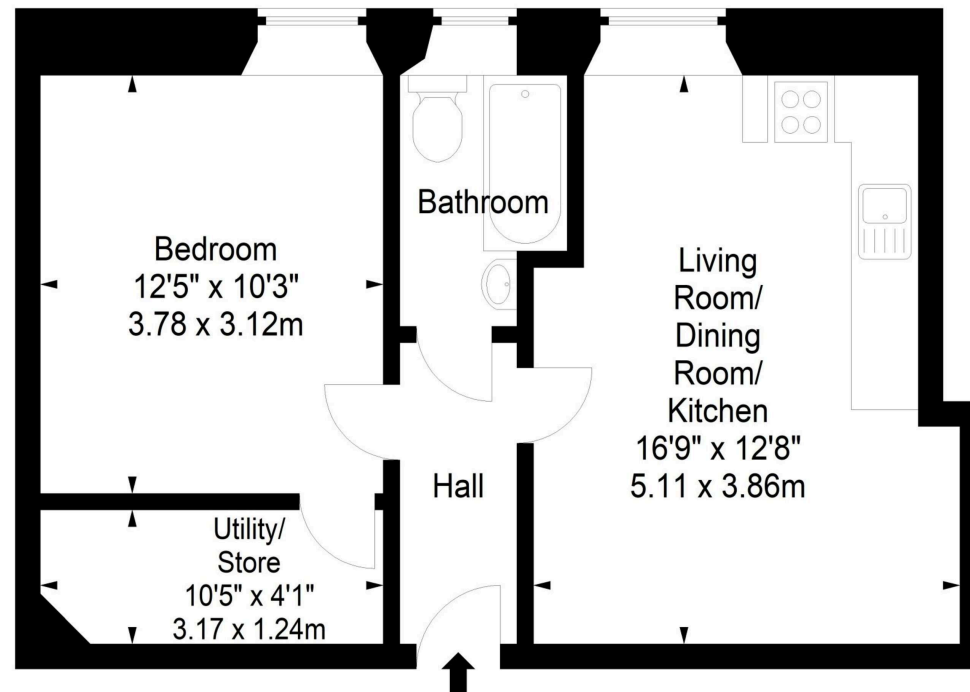
Located approximately two miles southwest of the city centre, the popular area of Gorgie enjoys a small-town ambience with a fantastic range of local services and amenities. Bustling Gorgie Road is home to a vibrant selection of local shops, high street retailers and supermarkets, with further shopping facilities available in neighbouring Dalry and Chesser. Popular for its diverse social scene, Gorgie boasts an organic mix of trendy bars and bistros, award-winning restaurants, and traditional pubs. Residents of Gorgie are also spoiled for choice when it comes to sport, leisure and entertainment. The area is also well served by excellent bus links into the city centre and the closest train station (Haymarket) offers connections to a wide range of national destinations. Gorgie benefits from swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks.



Westfield Street,  
Edinburgh,  
Midlothian, EH11 2RA



Approx. Gross Internal Area  
454 Sq Ft - 42.18 Sq M  
For identification only. Not to scale.  
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Third Floor



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