










Offers Over
£195,000

18/5 Westfield Road

Gorgie | Edinburgh | EH11 2QR

Generously proportioned first-floor flat forming part of a well-maintained residential development with residents' parking and attractive landscaped garden and drying green. Ideally positioned to take advantage of a wide range of local amenities, excellent public transport links, and convenient commuter routes. Offering spacious and versatile accommodation, the property presents an excellent opportunity for first-time buyers, young families, and investors alike.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents' Permit Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises a secure entry system, welcoming entrance vestibule with a useful utility cupboard, and a hallway offering excellent storage facilities. There is a bright and spacious reception room, complemented by an open-plan fitted kitchen with breakfast bar. The property further benefits from four well-proportioned double bedrooms, a contemporary shower room, and a bathroom fitted with a three-piece suite and electric shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and window blinds will be included in the sale together with the gas hob, oven, fridge freezer and integrated dishwasher.

Gardens & Parking

The development is surrounded by well-maintained garden grounds. There is also residents' permit parking available for approx. £60 per year.

The development is managed by C-Urb for a fee of approx. £45 per month which covers the factoring fee, garden maintenance and some routine maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

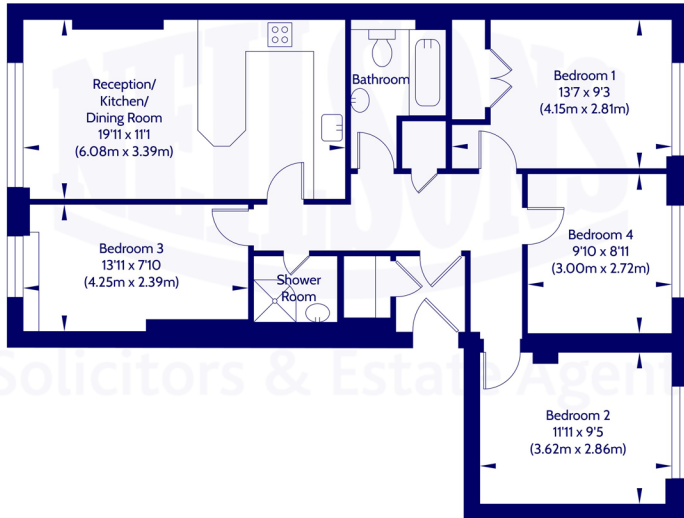
Gorgie is particularly convenient for access to the finest amenities of the City Centre, in comfortable walking distance of an excellent range of cafes, restaurants and local shops, including a large nearby Aldi and Sainsbury's supermarkets. A selection of recreational facilities are also in close proximity including, Dalry Swimming Centre, Fountainbridge Library and large Fountainpark Leisure Complex with multiscreen cinema, bowling alley, fitness club and range of restaurants/bars. A frequent public transport service operates nearby to many parts of the city and, for car owners, there is easy access to the city by-pass linking with major motorway networks. Haymarket railway station and the city tram service are also within close proximity.





Approx. Gross Internal Floor Area 83 Sq M / 893 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

