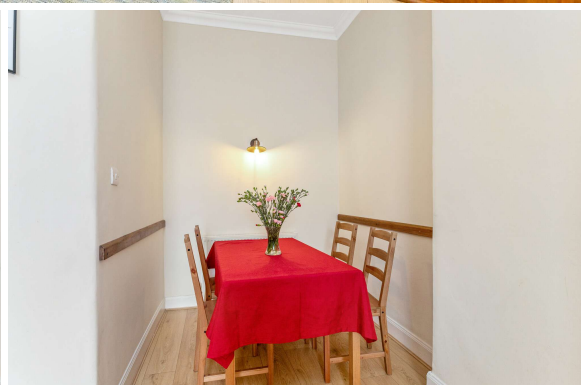




9/6 Westfield Road
GORGIE | EDINBURGH | EH11 2QT


warners
solicitors & estate agents



9/6 Westfield Road

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Well presented and spacious one-bedroom, first-floor flat forming part of a traditional tenement in the sought-after Gorgie district of Edinburgh, west of the city centre.

The accommodation comprises an open plan living/dining room which is of an excellent size, and off this lies the kitchen which benefits from a gas hob and a good amount of integral cupboard storage. The bedroom is a well-sized double and boasts built in wardrobe storage, and a contemporary bathroom with white suite completes the internal accommodation.

The property overlooks a small park, while the Water of Leith and Saughton Park are just a short walk away. Local amenities include both an Aldi and a large Sainsburys store, which includes The Gym Group and a pharmacy, and the apartment is conveniently located to offer access to public transport links, with buses and tram stops nearby.

Offering immense appeal to first-time buyers in addition to holding investment potential, early viewing is highly recommended.

- Ideal first-time buyer property
- Popular location
- Bedroom with built-in wardrobe
- Living/dining room
- Kitchen
- Bathroom
- Gas central heating
- Double glazing

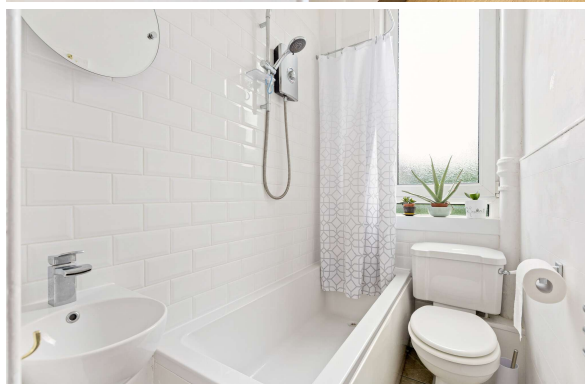
The fridge and washing machine will be included in the sale.

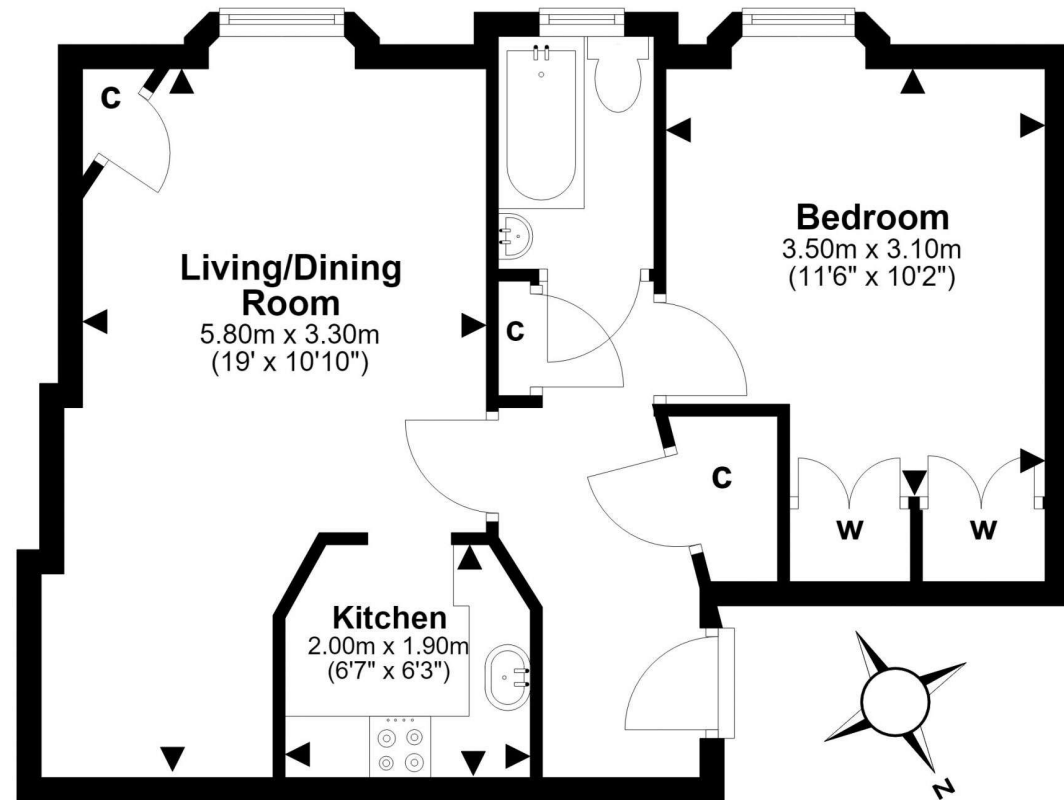
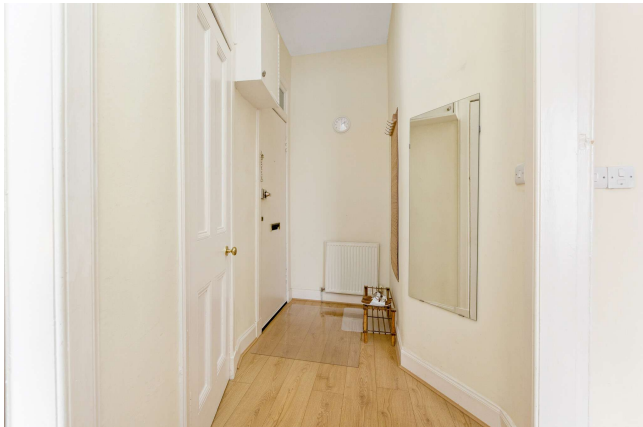
Energy Rating C. Council tax band B

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 Asda supermarket at Newmart Road, a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue and a Sainsburys on nearby Westfield Road. 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.





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