



Solicitors & Estate Agents










Offers Over  
**£165,000**

## 3/2 Westfield Road

Gorgie | Edinburgh | EH11 2QT

Neilsons are delighted to present this impressive, recently renovated one-bedroom ground floor flat, ideally positioned within the ever-popular and high-amenity Gorgie district. Just a short distance from the city centre, excellent transport links, and a wide selection of local shops, cafés, and services, the property is presented in true move-in condition and will undoubtedly appeal to first-time buyers, professionals, and buy-to-let investors.

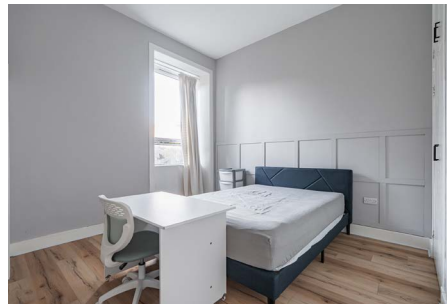
-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band – C
-  Council Tax Band – A



## Description

The welcoming entrance hallway offers access into the open-plan lounge/kitchen/diner. A bright and sociable living area, enhanced by a modern fully fitted kitchen complete with wooden worktops, integrated appliances, partial splash tiling, and a shelved Edinburgh press providing charming period character. The spacious double bedroom offers ample space for freestanding furniture, supplemented by generous built-in wardrobes, making excellent use of the room's proportions. A stylish shower room completes the accommodation, fitted with partial tiling, a double cubicle with rainfall shower, and a heated towel rail.

Further benefits include gas central heating, double glazing, and a secure door entry system.



## Gardens & Parking

To the rear of the property lies a sizeable shared rear garden for residents to enjoy. Permit and metered on-street parking are available for residents and visitors.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and washing machine, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.



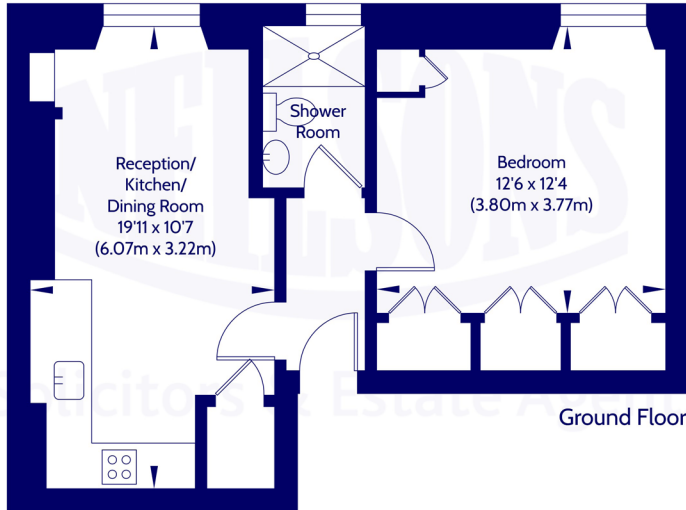


## Location

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 41 Sq M / 447 Sq Ft.



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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