



8 (1F) Westhall Gardens, Edinburgh, EH10 4JQ
Well-presented two-bedroom first floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

8 (1F) Westhall Gardens is a well-presented, spacious, two-bedroom, first floor flat, superbly situated in the sought-after Bruntsfield area. It has excellent schools, amenities and transport links. The property is a stone's throw away from the renowned Links. This property would suit a range of buyers, including professionals, families, downsizers, or those looking for a pied-à-terre.

On entering the property, there is a large communal entrance hall, shared with two other flats. The flat itself, has a delightful hall with all rooms leading off it; a snug office/box room, a large cloakroom, a bright and spacious bay-windowed living / dining room overlooking the street, with far reaching views; a well equipped kitchen, two good-sized double bedrooms and a traditional bathroom with over bath shower

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two double bedrooms. Bathroom. Office/box room.

Gas central heating. Sash and case windows. Residents permit and pay & display on-street parking.

LOCATION

Bruntsfield is a prime residential area, situated approximately 1 ½ miles to the south of the City Centre and is surrounded by the exclusive areas of Merchiston, The Grange, Marchmont and Morningside. Local shops cater for everyday needs, with a large choice of supermarkets, cafes, bars and restaurants all within walking distance. Among the recreational activities are the green open spaces of the Bruntsfield Links for golfers, and for walkers- The Meadows, Harrison Park and the Union Canal, in addition to Craiglockhart Sports Centre, Craiglockhart Hill, Blackford Hill and Hermitage of Braid, all a short drive, or bus journey away. Fountain Park Leisure complex is also nearby, with Nuffield Health Club, bowling alley, multiplex cinema, bars, and restaurants. Catchment schools include the well-regarded Bruntsfield Primary and Boroughmuir High School, with private schooling on offer nearby, including George Watson's College, George Heriots School and Merchiston Castle. Napier University and Edinburgh University campuses are within a short distance. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car, providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/ Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances. Some items of furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

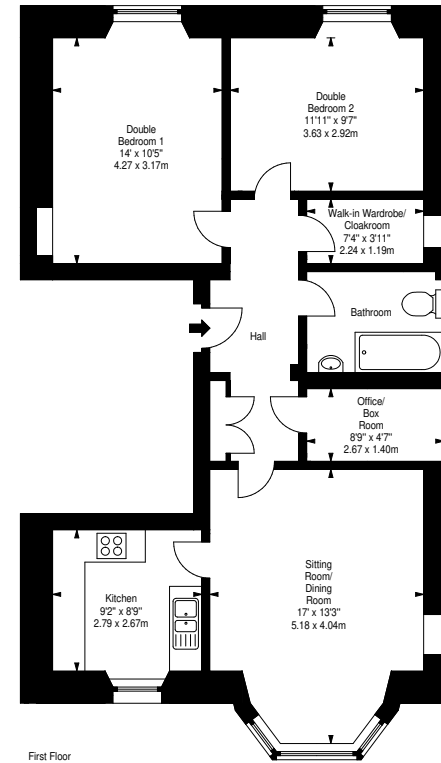
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**
The property has an Energy Rating Category **C**
Tenure Freehold

Flat 2,
8 Westhall Gardens,
Edinburgh,
Midlothian, EH10 4JQ



Approx. Gross Internal Area
612 Sq Ft - 75.43 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.