



3/15, Westfield Street, Edinburgh, EH11 2RA

Tastefully Presented One-Bedroom, Third-Floor (Top) Flat

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Property Description

Light and tastefully presented one-bedroom, third-floor (top) flat, forming part of a traditional stone-built tenement. Positioned on a cobbled side street, superbly located in the vibrant Gorgie area of Edinburgh, west of the city centre.

Comprises an entrance hall, living/dining room and kitchen, a double bedroom, a box room and bathroom.

Features include a modern fitted kitchen with appliances, a bright and generous bathroom, contemporary flooring, and open views. In addition, there is modern electric heating, double glazing, good storage and a secure entry system.

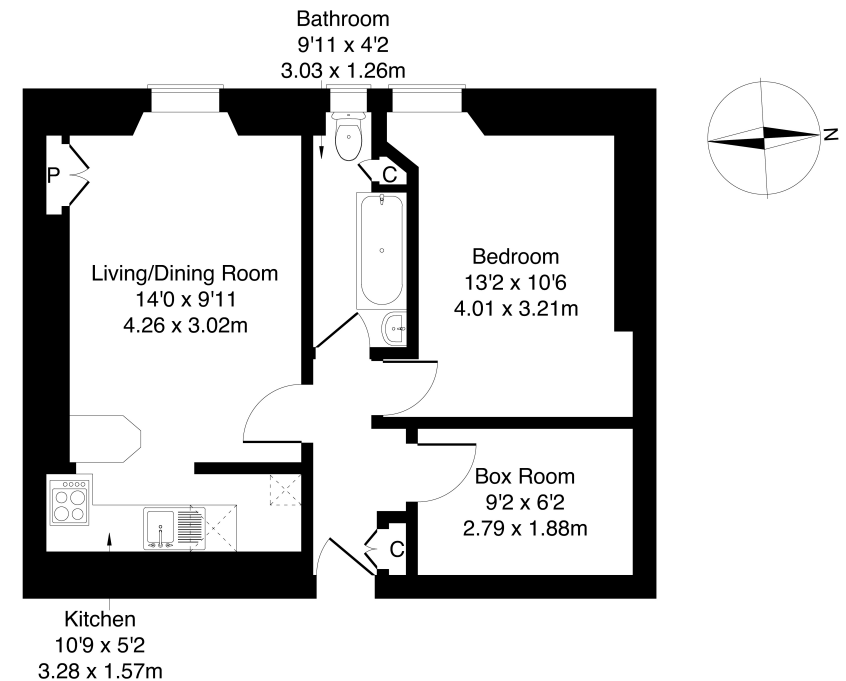
A skylight cupola provides excellent natural light to the communal stairway; there is a shared garden to the rear, and zoned parking to the front and on surrounding streets.

An entrance welcomes you into the property, providing access throughout and allowing for a seamless and functional living space. Leading into the open-plan living room/kitchen, the space is finished with light and tasteful décor, along with contemporary flooring throughout. The kitchen is finished with wood-effect countertops, a tiled-effect splashback, a stainless-steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine and fridge/freezer.

The bedroom is finished with carpeted flooring, allowing for warmth and comfort. Completing the property is the family bathroom, which features a three-piece suite with a shower over the bath and a ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gorgie is a popular and historic district just west of Edinburgh city centre, known for its traditional stone-built tenements. The vibrant Gorgie Road offers extensive local amenities, including a Sainsbury's and Aldi, with a 24-hour ASDA superstore located nearby at Chesser. The area is home to Heart of Midlothian Football Club and offers a variety of leisure

facilities such as Gorgie Farm, Dalry Swimming Pool, Craiglockhart Sports Centre, and Fountain Park, which features a multi-screen cinema, fitness centre, and several restaurants. Frequent bus services run along Gorgie Road, and Haymarket Station, as well as Napier and Heriot-Watt universities and Edinburgh College, are all easily accessible.





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