



15/9 (3F3) Westfield
Road,
Edinburgh
EH11 2QT



3rd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Bathroom

features

- Neutral decor & carpeting
- Good storage throughout
- Gas central heating
- Double glazing
- Security entryphone system

description

Bright third floor flat (top) in a traditional Edinburgh tenement, just to the West of the City Centre. An abundance of boutique shops, supermarkets, bars and restaurants are all available on Gorgie Road and there is an exceptional bus service to the East and West of the City. The accommodation comprises entrance hall with two storage cupboards, sitting room / dining room with views towards the Pentland Hills, fitted kitchen with appliances, double bedroom with fitted wardrobes and bathroom with white suite and electric shower. The property benefits from gas central heating, double glazing, security entryphone and a communal garden. Overall, this is an exceptional first time buyer opportunity in move in condition.



EPC:
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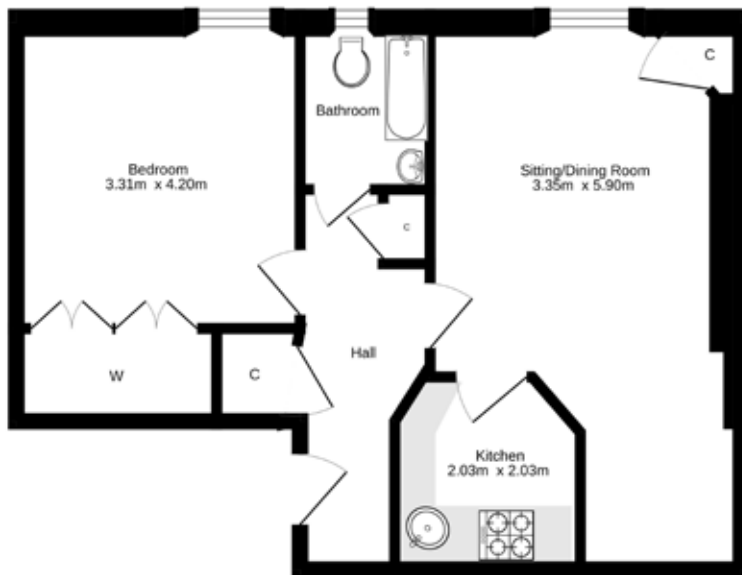
Home Report
Value: £150,000

Items to be included:

Fitted carpets, blinds, curtains, ceiling light fittings and kitchen appliances. A number of items of furniture will be available including sofa and armchair, dining table and chairs, coffee table, TV unit, wardrobes and two chests of drawers.



Top Floor
44.5 sq.m. approx.



TOTAL FLOOR AREA: 44.5 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
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