



**23 (1F3) WESTFIELD ROAD
GORGIE
EDINBURGH**

23

Bright and well presented first floor flat situated within a traditional tenement which is within easy reach of the City Centre.

Hall, lounge / dining room, separate kitchen, double bedroom & bathroom. White meter heating, double glazing and shared rear garden.

Offers Around £110,000





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GENERAL DESCRIPTION

This bright and well presented first floor flat forms part of a traditional sandstone tenement within Edinburgh's popular Gorgie district.

The internal layout comprises a reception hall that provides access to most rooms and has cupboards off. The lounge / dining room has a front facing window, displays a feature fireplace, dining recess and doorway through to the kitchen. The kitchen is fitted with modern base and wall units and a number of appliances will be included in the sale. The bedroom is a good sized double and the bathroom is fitted with a white three piece suite. The property specification includes off peak electric heating and is fully double glazed. There is a shared garden area to the rear of the building.

SITUATION

The property is situated in the popular Gorgie area of Edinburgh about 2 miles south west of the City Centre. The area is well served with excellent local shopping facilities and there is a wide variety of recreational amenities within easy reach. There is easy access to the City bypass to the west of Edinburgh and regular bus services run close by to Princes Street and to many other areas of the City.

ACCOMMODATION

(All Sizes Approximate)

RECEPTION HALL

The reception hall gives access to the majority of rooms within the property and has two storage cupboards off.

LOUNGE

19'0" x 11'6" 5.78m x 3.50m (at widest point)
This bright room has front facing window, displays a feature tiled fireplace with an electric fire and cupboard press to the side. The room also features a recessed dining area and has doorway giving access to the kitchen.

KITCHEN

6'6" x 6'5" 1.99m x 1.95m
This room features fitted modern base and wall units, worktop with tiled splash back and an inset sink. Included in the sale price are the stainless steel electric hob with matching fan assisted oven, refrigerator and washing machine.

BEDROOM

13'11" x 9'8" 4.25m x 2.94m
This generous sized double bedroom has front facing window with cupboard below. The room displays coving and there is high level storage space.

BATHROOM

6'6" x 4'5" 1.99m x 1.36m
The bright room is partially tiled and has front facing window and features a white three piece suite comprising a WC, wash hand basin and bath with electric shower over.

HEATING

The property has a system of off peak electric heating.

DOUBLE GLAZING

The property benefits from being double glazed.

GARDENS

To the rear of the property there is a shared garden area.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Around £110,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



Schematic Diagram only - Not to scale