



**21-1 WESTFIELD ROAD
GORGIE
EDINBURGH
EH11 2QP**

**OFFERS OVER
£135,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
ONE BEDROOM
FLAT IN A TRADITIONAL
TENEMENT BUILDING
IN A POPULAR AREA
CLOSE TO EXCELLENT
LOCAL AMENITIES
AND THE CITY
CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

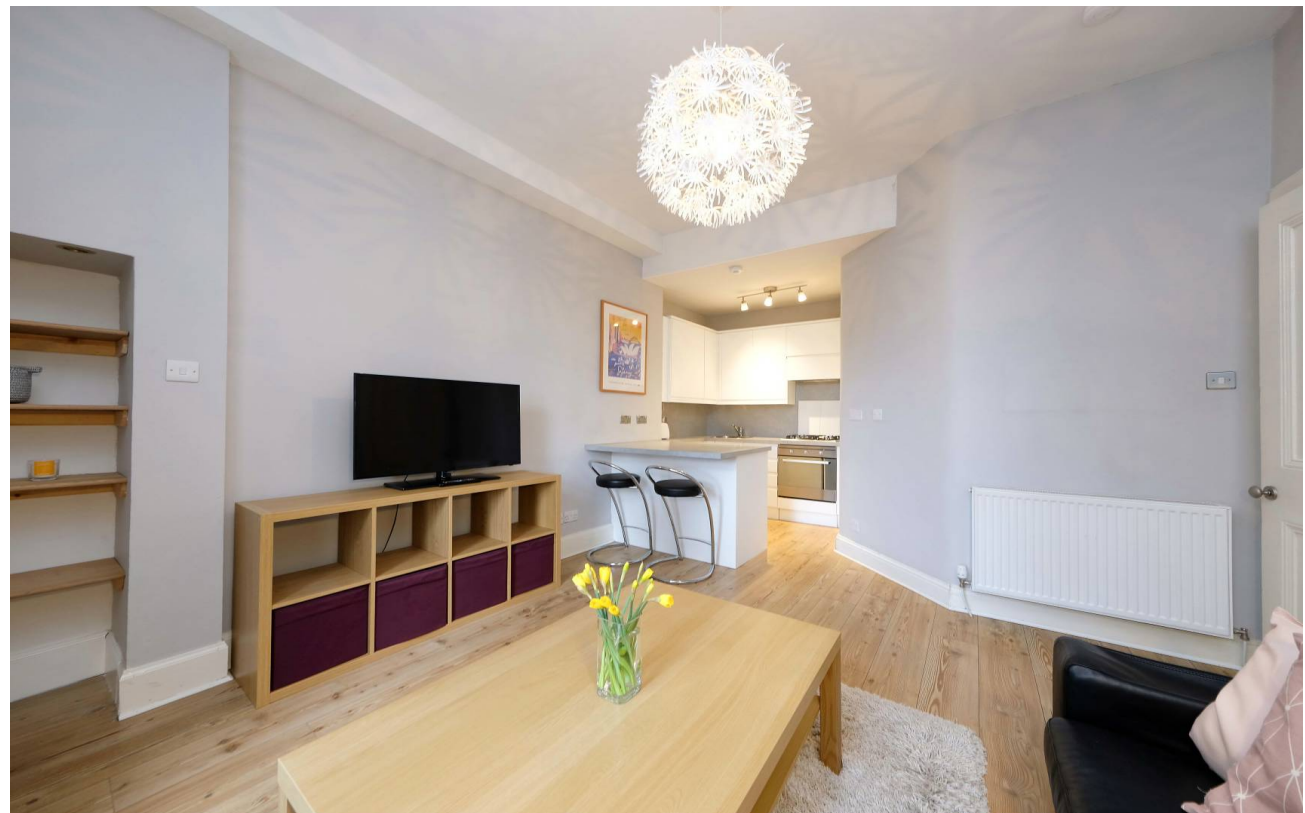
This is a bright and spacious ground floor flat forming part of a traditional tenement building in the popular residential area of Gorgie. Gorgie offers a good selection of local shops, including a large Sainsbury's Superstore and amenities, and is also within walking distance of the West End.

Regular bus and tram services run close by giving access to the city centre and surrounding areas. Haymarket train and Murrayfield tram stations are also easily accessible. Fountain Park Leisure Complex, which features a multiplex cinema and full leisure facilities, is also nearby.

Internally the property is in excellent decorative order and benefits from gas central heating, double glazing and good storage facilities. The flat has also recently benefitted from internal wall insulation providing increased energy efficiency.

The integrated electric hob and oven, fridge, freezer and washing machine are included in the sale together with all curtains and blinds. Most other items may be available through separate negotiation.

Entrance to the property is via a common passage and stair which benefits from a secure entry phone system.



PROPERTY DETAILS

- * Welcoming entrance Hall with deep storage cupboard which is plumbed for a washing machine. Entryphone handset.
- * Bright and spacious Lounge / Kitchen with window to rear overlooking garden. Shelved recess. Open plan to;
- * Stylish fitted kitchen with matching wall and base units. Integrated gas hob, electric oven and extractor hood. Work surfaces with integrated stainless steel sink and splashback. The fridge and freezer are included in the sale. Breakfast bar.
- * Large Double Bedroom with windows to rear overlooking garden. Built in wardrobes with hanging space and shelving.
- * Good sized Boxroom suitable for a variety of uses including nursery or home office.
- * Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin and WC. Part tiled. Mirror. Extractor.

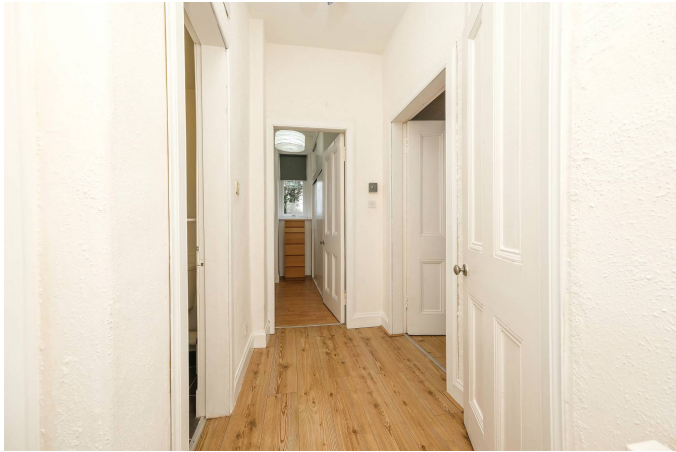
Energy Efficiency Rating: C



EXTERNAL:

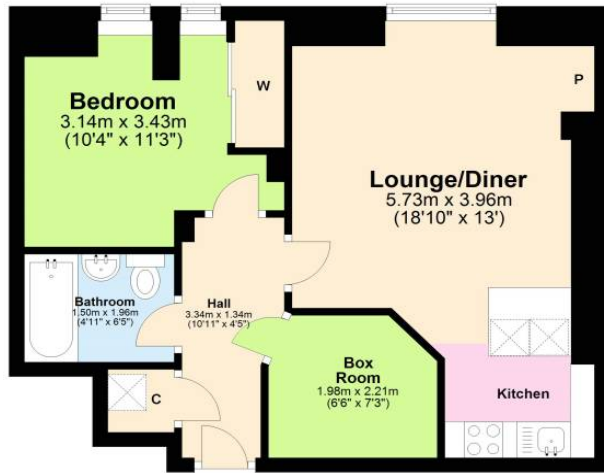
Large communal garden to the rear of the property. Unrestricted on-street parking.





Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS
 10 Dublin Street
 Edinburgh, EH1 3PR
 Tel: 0131 556 2993
 Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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