



This is a bright and nicely modernised SECOND FLOOR FLAT in popular area to the west of Edinburgh's city centre. It is offered for sale at a reasonable price and should attract first-time buyers, or investors taking advantage of the excellent demand in this sector.

Hall, Open plan Livingroom/Kitchen; 2 Bedrooms & Bathroom. Gas Central Heating; Double Glazing & Shared Garden.

Viewing: call 07776 198 960 (agent).

Offers Over £175,000

Location

Westfield Road is only 4 miles west of Edinburgh's city centre. There are plenty of amenities close by including either local "corner" shops, or indeed a variety of supermarkets (Sainsbury's & Aldi both 3 min' walk); buses pass by along Gorgie Road regularly and motorists can quickly access the main road network on the west side of the city including the by-pass. Many residents in the vicinity work on this side of town where workplaces include Napier University, several schools, the offices of South Gyle or industries at Sighthill. Apart from the leisure facilities of Saughton Park, there are some lovely walks nearby along the banks of the Water of Leith. There are excellent schools for primary and secondary children, nearby.

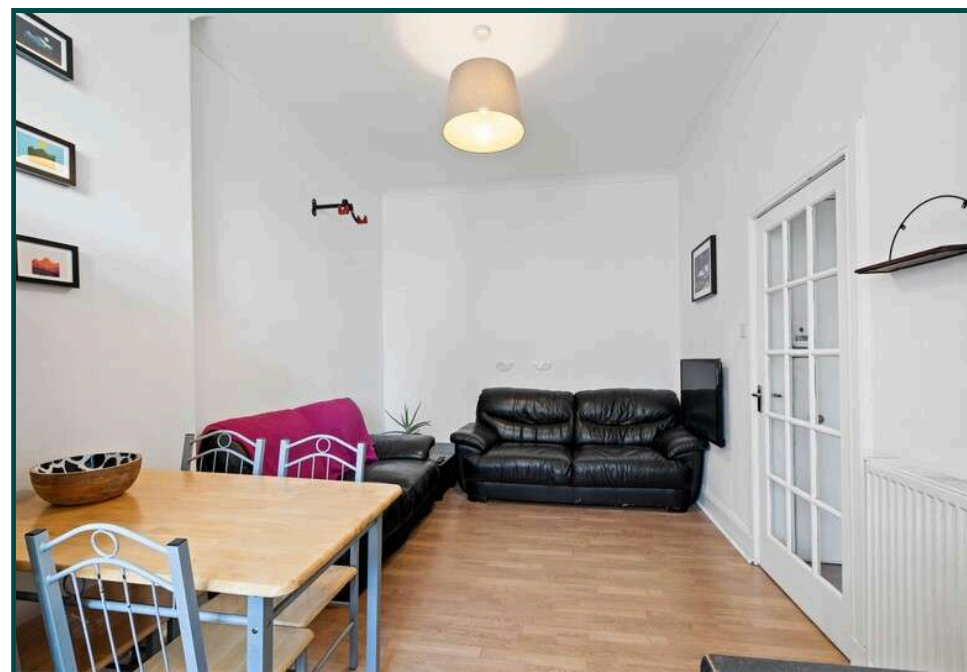
The Property

The property itself is on the second floor of a corner stone-built tenement. The majority of flats in the streets off Gorgie Road are one-bedroom types, so this easily run flat with the bonus of two bedrooms should appeal. Indeed, the second bedroom is ideal "work from home" study cum spare overnight bedroom. Potential buyers may be first timers or Buy to Let investors who recognise the extra yield possible from the two bedroom layout.

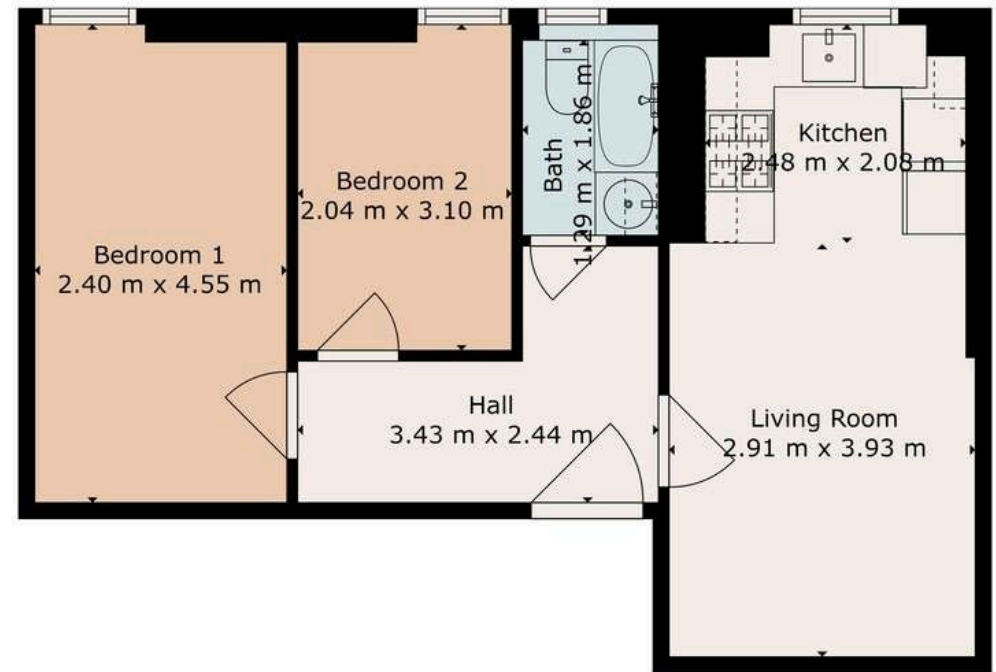
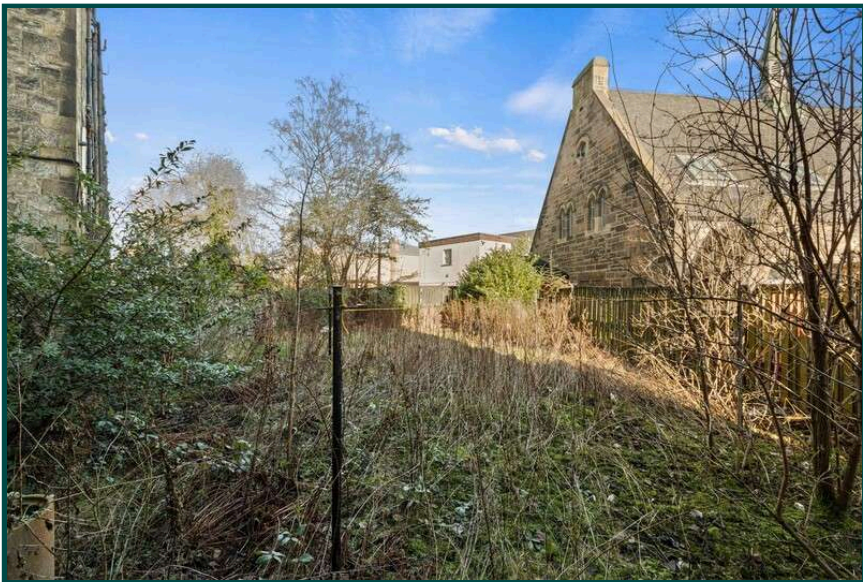
Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £180,000

Energy Performance Certificate: Rated "C"







TOTAL: 45 m²
FLOOR 1: 45 m²

This Floorplan Is For Illustration Purposes Only, Dimensions Are Approximate.



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