



Offers Over
£190,000

18/8 Westfield Road

Gorgie | Edinburgh | EH11 2QR

Generously proportioned second floor flat within a factored residential development offering parking facilities and landscaped gardens. The property is ideally situated for a great range of local amenities, excellent local transport links and commuting. The property will be a great opportunity for first time buyers, professionals and young families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residential Permit Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The property features a spacious vestibule that leads into an inner hallway, which includes two ample storage cupboards for convenience. A generous reception room awaits, adorned with laminate flooring and offering picturesque views over the nearby bowling club. The fitted kitchen is equipped with a variety of wall and base units, along with tiling to the splash areas and integrated appliances. The bathroom is fully tiled and boasts a three-piece white suite, complemented by a Mira electric shower over the bath. There are three double bedrooms, all positioned with a front aspect; the largest bedroom benefits from built-in wardrobes, while all bedrooms feature carpet floor coverings and neutral decor.

The development is also factored by Link housing (C-urb), Watling house, Callendar Business Park, Falkirk, FK1 1XR are the factor for the block. Approx £35 per month which covers the factoring fee, garden maintenance, building insurance and some routine maintenance.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

Set off from the street is a residential car park, the property is sold with a permit for exclusive use. Furthermore, the development boasts landscaped communal gardens.

Viewing

Please contact Neilsons on 0131 625 2222.





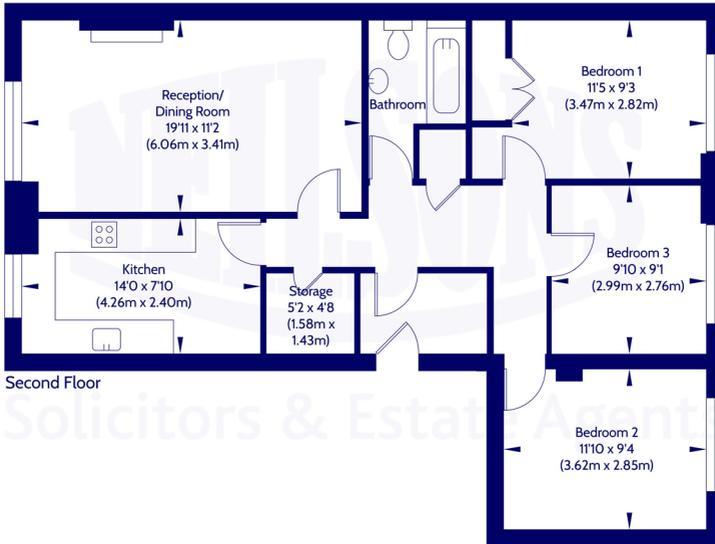
Location

The popular district of Gorgie is conveniently situated approximately 1.5 miles west of Edinburgh City Centre. This vibrant and cosmopolitan area offers a wealth of local amenities with excellent day-to-day shops and services along with Sainsburys, Aldi & Scotmid supermarkets. Frequent bus services provide swift access in and around the city, connecting quickly to Napier and Heriot Watt Universities, with Haymarket Train Station and Murrayfield Tram Stop also within reasonable walking distance. By car, the city bypass and central motorway network are within easy reach making this an ideal location for the commuter. A superb selection of leisure & recreational facilities are available in the area including a choice of gyms, Dalry Swim Centre, Fountain Park Leisure Complex, Tynecastle & Murrayfield Stadiums, Gorgie City Farm and the delightful Saughton Park and Rose Garden.





Approx. Gross Internal Floor Area 83.54 Sq M / 899 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

