




Solicitors & Estate Agents
0131 524 9797

9/7 Westfield Road

GORGIE, EDINBURGH, EH11 2QT

GORGIE | EDINBURGH

Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area comprises a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century, most of which have been fully refurbished in recent years.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station is also within close proximity of the property.

Edinburgh's entertainment facilities tend to be very highly concentrated at the West End. There are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

The Western Approach Road passes conveniently nearby and this gives quick and easy access to the western part of the city and the motorway system leading directly onto all major centres of population. The location may therefore be of particular interest to anyone required to travel, perhaps in connection with their work.

McEwan Fraser Legal is delighted to present to the market this beautifully presented one bedroom, first floor flat, presented to the market in walk-in-condition. The size and internal condition makes this a highly desirable property for any purchaser.

The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

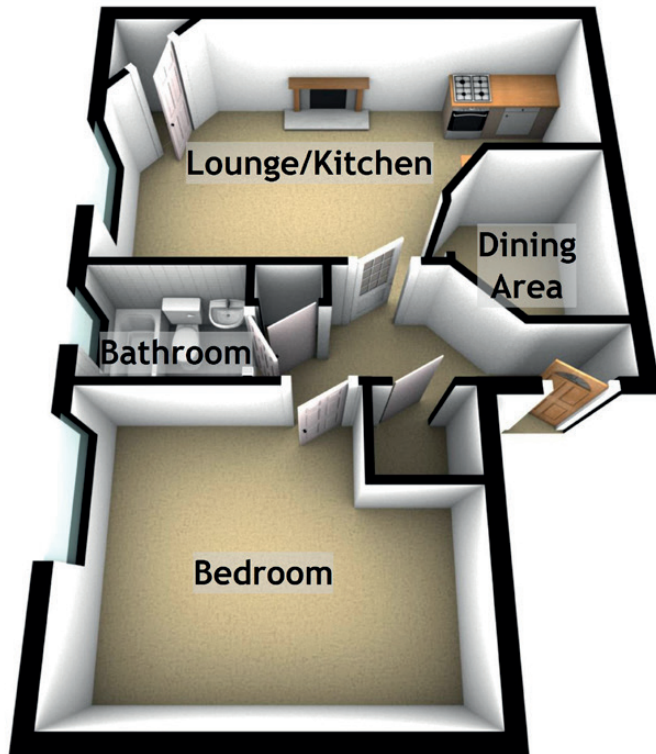
The apartment is entered via a welcoming hall and provides access to all rooms including a storage cupboard. The lounge is flooded with natural light thanks to a window looking out the front of the building and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space. The generous sized master bedroom allows plenty of space for free-standing units. Boxroom off the living area which could be utilized as a study or storage space. In addition there is a good sized, partially tiled, modern three piece bathroom with shower over bath.

This property also benefits from: gas central heating, full double glazing, more than adequate free on-street parking to accommodate for residents as well as visitors to the front of the property. The property also provides a communal garden space to the rear of the property.



9/7 WESTFIELD ROAD





Approximate Dimensions
(Taken from the widest point)

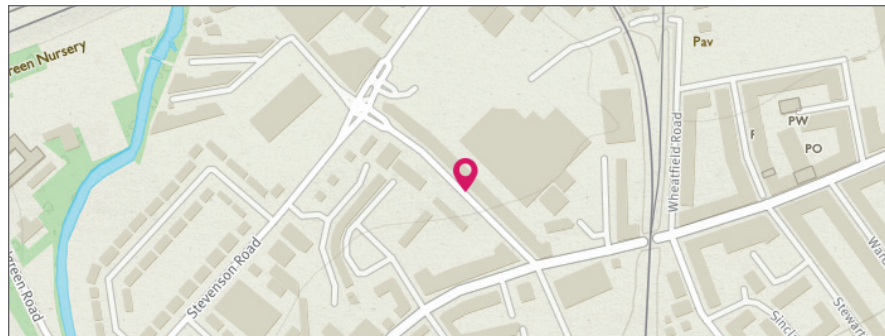
Lounge/Kitchen	5.88m (19'3") x 3.38m (11'1")
Dining Area	2.12m (6'11") x 1.94m (6'4")
Bedroom	4.18m (13'9") x 3.25m (10'8")
Bathroom	1.75m (5'9") x 1.30m (4'3")

Gross internal floor area (m²) - 43m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances. Other items may also be available through separate negotiation.



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT CAMERON
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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