



*'Superbly presented and evenly proportioned 2nd floor rear facing flat forming part of a very well maintained traditional built tenement.'*

Hallway with storage, lounge/dining room with living flame effect gas fire, modern fitted kitchen with appliances, spacious double bedroom and luxuriously fitted shower room. Laminate flooring. Original stripped doors. Gas central heating. Double glazing. Secure entry phone system. Shared garden to rear. On street parking to front.

Westfield Road, between Gorgie Road and Stevenson Road, lies some 2 miles West of Princes Street and is ideally placed for those working within the city centre with a regular bus service available on Westfield Road. Alternatively, major access roads and Haymarket Railway Station allow for ease of travel out with the city. It is also worth noting the tram service which runs between Edinburgh Airport and Newhaven has a nearby station at Murrayfield. Within the immediate vicinity there are amenities to meet every day needs including shops, banks, public parks, Aldi and Sainsbury's supermarkets with nearby Fountain Park and Edinburgh West Retail Park providing additional facilities including leisure centres, cinemas and major retailers.

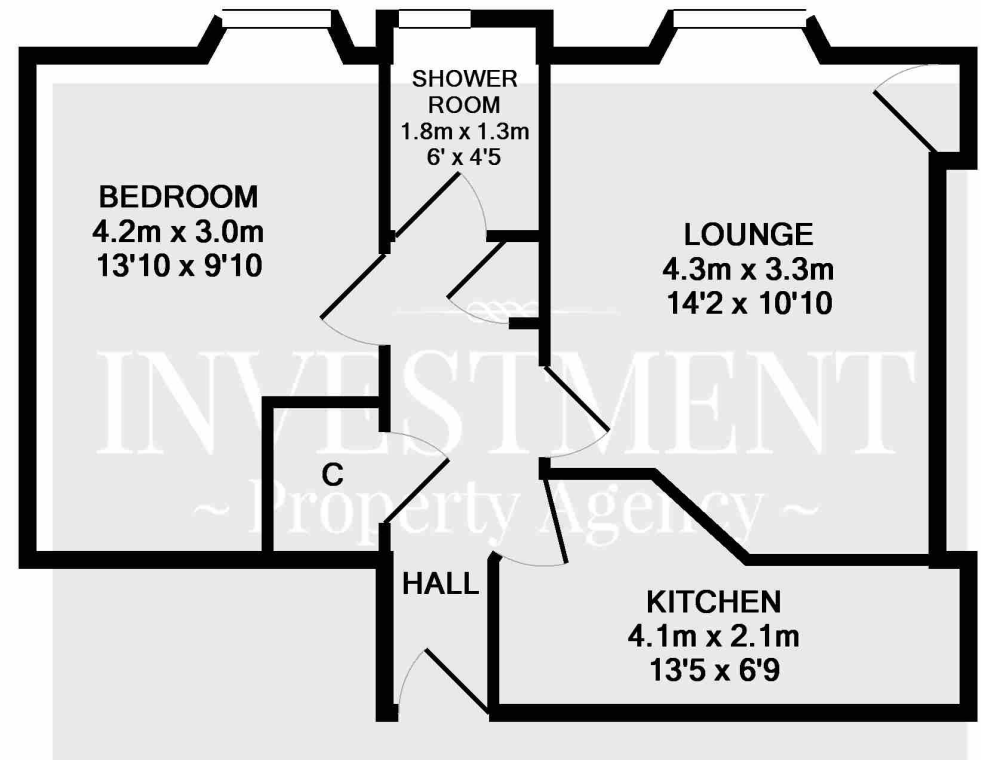
#### Extras

The property can be sold with contents, as viewed.

EPC Rating C







WESTFIELD ROAD

Measurements are approximate. Not to scale. Illustrative purposes only  
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