

# GORGIE

2F2 (Flat 8) 9 Westfield Street EH11 2RB

OFFERS OVER £90,000

- *Bright and spacious, west facing second floor flat*
  - *Stylishly upgraded to an exacting standard*
  - *Refurbished traditional stone built tenement*
- *Hall, livingroom, separate, recently fitted kitchen, double bedroom/built in wardrobes, good sized boxroom and recently fitted bathroom/shower*
  - *Good, open outlook to Corstorphine Hill*
    - *Quiet cul de sac off Gorgie Road*
    - *UPVC double glazing*
    - *Quality, laminate wood floors*

Viewing: Thursday 6.30pm – 8pm and Sunday 2pm – 4pm Or telephone 07754 669701



#### Entrance Hall

Well proportioned entrance hall with spacious cupboard housing the gas meter and with plumbing for a washing machine. Four bulb halogen ceiling light fitting. Double power point. Entryphone handset. Laminate wood floor.

#### Livingroom (13'6" x 11'1")



Bright, west facing room with double glazed window giving open outlook to west towards Corstorphine Hill. Impressive timber wood fireplace and mantelpiece with cast iron insert housing gas fire with marble hearth. Shelved wall press with cupboard below housing hot water tank. Three double power points. Central, four bulb halogen light fitting. Metal curtain rail and tie backs. Laminate wood floor.

#### Box Bedroom (6'7" x 6'5")

Good sized room, presently used as study. Three bulb halogen light fitting. Laminate wood floor.

#### Kitchen (7' x 6'4")



New fitted kitchen with base and wall units in a beech finish with brushed steel fittings. Neff, stainless steel gas hob, electric oven and extractor hood. Integral fridge. Stainless steel sink and drainer with mixer tap. Fully tiled splashbacks. Double and single power points at upper level plus dedicated points. Four bulb, halogen downlighters. Under unit lighting. Laminate wood floor.

#### Double Bedroom (12'2" x 10'8" plus wardrobes and window recess)

Large double bedroom, again with double glazed window with open outlook to west and with full width built in wardrobes with storage overhead. Plain cornice and central ceiling light. Two double power points. Metal curtain rail. Panel wall heater. Laminate wood floor.

#### Bathroom (7'1" x 4'4")



Newly fitted, fully tiled bathroom with white three piece suite and frosted double glazed window to front. Mira electric shower. Chrome fittings and mixer taps. Curtain rail. Wall mirror. Laminate wood floor.

#### Extras

All integral kitchen appliances

#### Finlaysons

135 Gorgie Road  
Edinburgh  
EH11 1TH  
DX ED44  
EDINBURGH 1



#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099

f: 0131 337 3751

e: mail@finlaysons.com, w: finlaysons.com