

## GORGIE

5 (FLAT 7) Westfield Street EH11 2RA



**FIXED PRICE £106,995**

- Bright west facing first floor flat
- Well presented and in move in condition
- Living room open plan to fitted kitchen, double bedroom, bathroom/shower and boxroom
- Large built in fitted wardrobes
- UPVC double glazing
- Excellent storage

### **Viewing:**

**Sundays 2pm-4pm or tel 07900 133 183 for appointment**

Bright, west facing first floor flat in cul-de-sac with excellent local amenities including a new Sainsburys supermarket and bus routes to and from the city centre close at hand. The property lies in the increasingly popular Gorgie area and merits early inspection. The accommodation comprises:-

#### **HALL 7'6" x 5'2"**

Shelved cupboard and further cupboard, also with shelves, providing additional storage. Central ceiling light. Electricity meter at high level. Circuit breaker board. Double power point. Entryphone handset. Fitted carpet.

#### **LIVING ROOM/KITCHEN 20'6" into window recess x 11' Living area**



Timber fireplace with tiled insert and hearth housing electric fire. Shelved recess. Central ceiling light. UPVC double glazed window to front with hardwood sill. Telephone points (BT and Virgin). TV aerial and Virgin cable connection. 3 double and 1 single power points. Fitted carpet.

#### **Kitchen area**



Fitted base and wall units in light wood effect with under unit lighting. Stainless steel sink and drainer with mixer tap. Plumber for automatic washing machine.

Fridge, cooker and washing machine included. Tiled splash back. Single and double power points at upper level plus dedicated points and further point at lower level. Vinyl floor.

#### **BEDROOM - 10'7" plus space occupied by built in wardrobes x 10'4"**



Central ceiling light with ceiling rose. UPVC double glazed window to front with original, stripped panelling. Window shelf with large cupboard with sliding doors below. Deep double door mirrored wardrobe providing copious storage with hanging rail and shelving. Three double and one single power points. Telephone point. TV aerial and internet connection. Fitted carpet.

#### **BATHROOM 6'1" x 6'**

Modern fitted bathroom with three piece white suite and tiling around shower area. Electric shower. Shower rail and curtain. Fixed wall mirror. Flagstone tiled floor. Extractor fan.

#### **BOXROOM 8' x 2'11"**

UPVC double glazed window to front. Window blind. Built in cupboard housing hot water tank. Coat rail. Wall light. Fitted carpet.

#### **EXTRAS**

All fitted carpets together with the electric fire in the livingroom and the fridge, cooker and washing machine are included in the sale.

#### **EXTERNALLY**

Shared rear green. Free parking in street.



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.

135 GORGIE ROAD  
EDINBURGH EH11 1TH  
TEL: 0131 313 5556  
FAX: 0131 313 3559  
EMAIL:  
mail@finlaysonhales.com  
DX ED44 EDINBURGH