



**GORGIE**  
23/15 WESTFIELD ROAD  
EH11 2QW

# OFFERS AROUND £105,000

**VIEWING:  
SUNDAY 2-4PM OR BY  
APPOINTMENT ONLY THROUGH  
SOLICITORS ON 0131 557 3188**

This is a delightful top floor flat, presented for sale in excellent condition with fresh décor throughout, and located in one of Edinburgh's most popular residential areas. The stylish, very well presented accommodation, which would be perfect for a 1st time buyer, is conveniently placed for all amenities including sporting and recreational facilities with the Fountainpark Leisure Complex situated close by offering cinemas, a good choice of pubs and restaurants and the Virgin Active sport and fitness club. There is a wide variety of shopping in the area including a large Sainsbury Superstore close by, and for the commuter, an excellent public transport system offers regular services from the main road to most parts of the City.

The bright, freshly decorated accommodation, which benefits from a refurbished kitchen and new carpeting, comprises: a well-maintained communal entrance stair with security entryphone system to side, welcoming hall, a lovely rear-facing lounge/diningroom with fireplace, refurbished fitted kitchen, spacious double bedroom, and bathroom with white suite and overbath shower. The property further benefits from a double-glazed window in the bedroom, new quality carpeting and new vinyl flooring, excellent storage, a well-maintained communal garden to the rear and unrestricted on-street parking to front. The many extras offered with the sale, which again will appeal to 1st time purchasers, include all carpets and blinds, the free-standing electric cooker and the fridge in the kitchen, the washing machine in the hall cupboard and the bathroom accessories.

## ACCOMMODATION

### ENTRANCE STAIR

The communal entrance stairway is accessed through a timber storm door and has a security entryphone to side (buzzer 15). A locked rear door leads out to the well-maintained communal garden.

### HALL

The welcoming hallway is entered through a timber door and gives access to all apartments. Excellent storage is provided by way of a good-sized utility cupboard housing the gas meter and containing plumbing for the washing machine (machine included in the sale), shelving and lighting. A further open alcove has cloak hooks and shelving. Boxed-in, high-level electricity meter and fusebox. Entryphone handset. Working pulley. Smoke alarm. Radiator. New fitted carpet.



### LOUNGE/DININGROOM (20'10 x 11'9, 6.31m x 3.58m)

This is a particularly spacious room with two separate defined areas for relaxing and eating. The lounge area has a window to the rear overlooking the garden, and like all other rooms is decorated in fresh white. The focus of the room is a fireplace comprising a timber mantel with tiled inset housing a gas fire with a cupboard to side containing shelving and housing the hot water tank. The dining recess is large enough to take a table and six chairs with ease and has a serving hatch through to the kitchen. TV aerial point. Sky TV point. Telephone point. Plain coving. New fitted carpet. Two double power points.

### KITCHEN (6'8 x 6'4, 2.03m x 1.92m)

Decorated in the same fresh white décor as the lounge/diningroom, the stylish, newly-refurbished kitchen is fitted with a variety of some new wall and base units incorporating a stainless steel single drainer sink with new complementary matching white splashback tiling and co-ordinating worktops providing plenty of food preparation areas. The free-standing electric cooker and fridge are to be included in the sale. Extractor fan. New vinyl flooring. One double and two single power points.

### BEDROOM (13'10 x 10'4, 4.22m x 3.16m)

Quietly located to the rear of the property with views over the communal garden and towards Edinburgh Castle, this generously-proportioned double bedroom benefits from ample room for a double bed and benefits from good-sized fitted wardrobes with voile-curtained screening. There are storage areas below the wardrobes with shelving and triple 'top-box' storage cupboards above. The window area also benefits from a good-sized storage cupboard. Also presented in pristine white décor, the attractive room retains a plain cornice with heating provided through a double radiator. New fitted carpet. One double and one single power points.



### BATHROOM

Accessed off the hallway, the bathroom is fitted with a white three-piece suite comprising a bath with overbath Mira Excel shower, with a corner washhand basin and w.c. to side. Complementary ceramic tiling has been applied to all splashback areas. Opaque window to rear. Radiator. New vinyl flooring.

### GARDEN

There is an attractive communal garden located to the rear of the property, accessed via a locked door from the communal stair.



PROPERTY DEPARTMENT  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.