



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

4a Westfield Court

EDINBURGH, EH11 2RJ



# 4 WESTFIELD COURT

EDINBURGH, EH11 2RJ

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 offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement.

There are local Post Office services and 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 ten minutes away using one of the many and frequent bus services that pass down Gorgie Road. For professionals commuting to Edinburgh park or the city, the Murrayfield tram stop is a fifteen-minute walk from the property. Haymarket Railway Station is also within close proximity.

McEwan Fraser is delighted to present this unique one bedroom apartment to the market. Presented to the market in excellent order, the property is small but perfectly formed and benefits from double glazing, electric heating and main door access.

The property represents an excellent first time buy and is ready to move into. There is also fantastic potential for the investment buyer. The property is currently let on a short-term basis through booking.com generating an excellent income. There are forward bookings in place so the property can be acquired as a going concern.



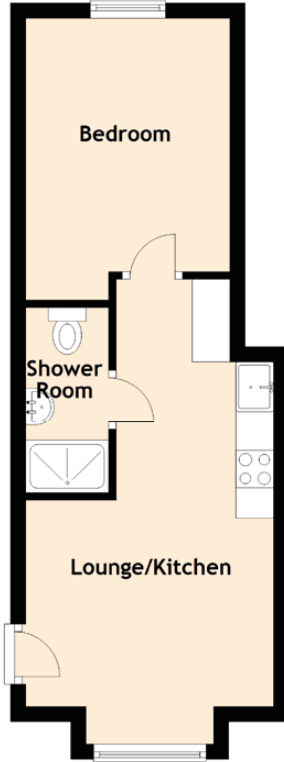
"... SMALL BUT PERFECTLY FORMED ..."





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

- Lounge/Kitchen 6.21m (20'4") x 3.29m (10'10")
- Bedroom 3.75m (12'4") x 2.71m (8'11")
- Shower Room 2.48m (8'2") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 27m<sup>2</sup> | EPC Rating: C

Buyer's Premium Value: £2,000

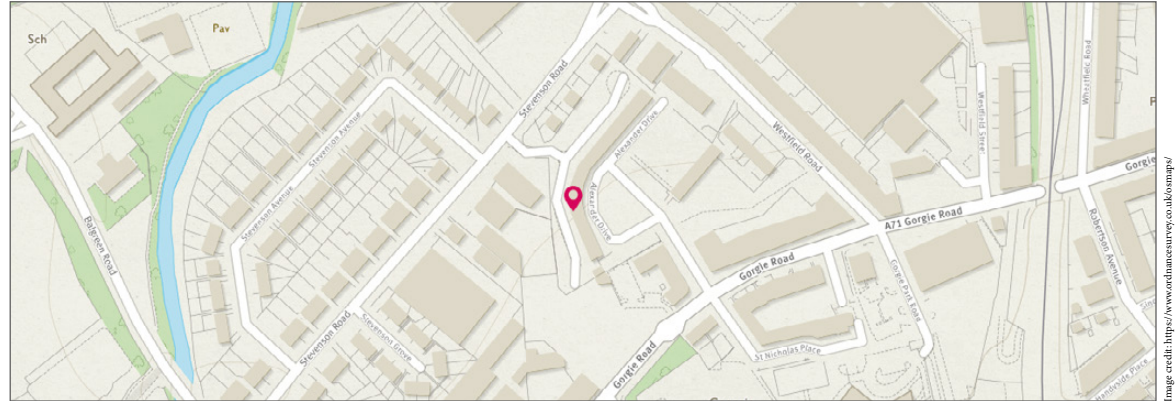


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Text and description  
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