



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**15/3 Westfield Road**

EDINBURGH, EH11 2QS



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.



15/3 WESTFIELD ROAD





An excellent opportunity has arisen to acquire this highly desirable one bedroom ground floor flat, well located within the popular Gorgie area of Edinburgh and making for an ideal first-time-buyer or buy-to-let opportunity.

Viewing of this property is highly recommended. Internally this accommodation is in good decorative order and comprises a welcoming reception room, a well-formed kitchen

with a range of base and wall mounted units, double bedroom, shower room and separate double bedroom. This property also benefits from; highly ceilings, gas central

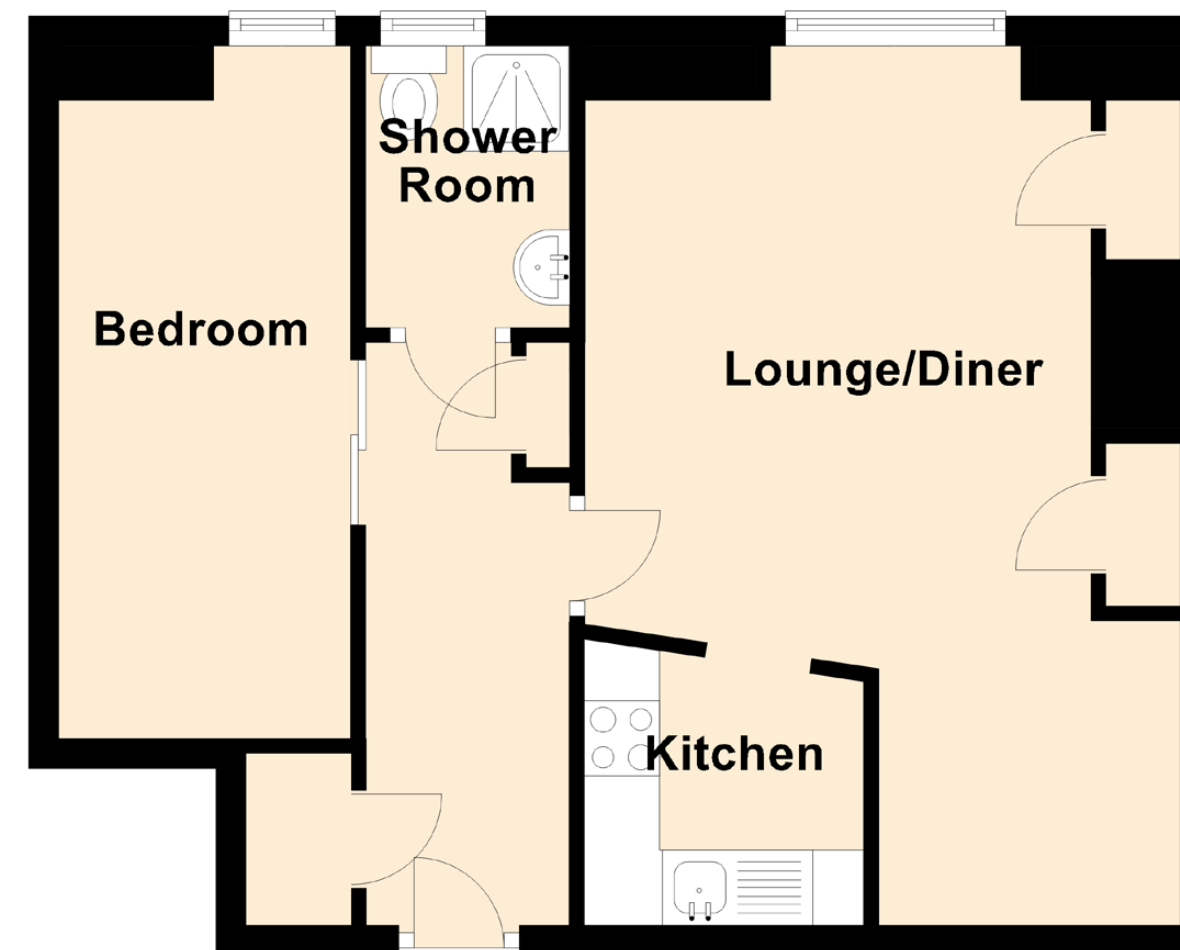
heating, full double glazing and a communal garden to the rear, accessed via the stairway. There is also more than adequate on-street parking to accommodate residents and visitors alike.



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## THE DETAILS

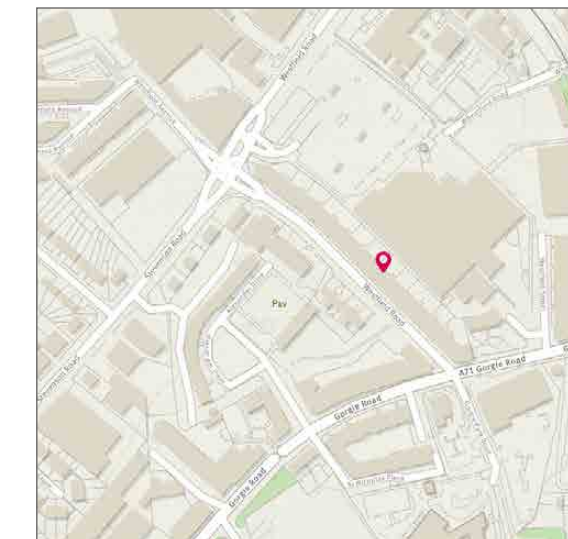


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	5.48m (18') x 3.96m (13')
Kitchen	2.00m (6'7") x 1.96m (6'5")
Bedroom	4.60m (15'1") x 1.94m (6'4")
Shower Room	1.87m (6'2") x 1.36m (4'6")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>

EPC Rating: C



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