

**30, Flat 21 Westfield  
Avenue, Gorgie  
Edinburgh EH11 2TZ  
Offers Over £55,000**

- Living/kitchen/dining room
- Kitchen fitted with a range of floor ad wall units, electric hob and oven and white goods available by separate negotiation
- Large double bedroom with built in wardrobes
- Shower room fitted with two-piece suite and large walk in shower
- Hallway with two storage cupboards
- Communal heating system and double glazing
- Well kept communal garden
- Residents parking

**Council Tax Band: C**

**Tenure: Freehold**

**Shared Ownership: Yes at 25%**

**Rental cost of remaining share £398.68 per month**





## Flat

Blair Cadell are delighted to bring to market this one bedroom flat forming part of an award winning development that is superbly located for swift access to the city centre. This is a 25% share of the property with Wheatley Homes East owning the remaining 75%.

The accommodation comprises of a large living/dining room with full length windows flooding the room with natural light. Kitchen fitted with a range of floor and wall mounted units and white goods available by separate negotiation. A large double bedroom with fitted wardrobe. Shower room fitted with a two-piece suite and large electric walk in shower. The hallway features two cupboards offering additional storage space. Gas community scheme central heating and double glazing throughout for maximum efficiency. Well kept communal gardens and residents permit parking is readily available.

For the 75% that will continue to be owned by Wheatley Homes East, the monthly rent is £398.68, which includes factoring fee and buildings insurance in addition to any personal mortgage payment. 75% of the property is owned by Wheatley Homes East and an application to them should be made, prior to submitting an offer for the property. For additional information and an application form, please visit the following website link - <https://www.wheatleyhomes-east.com/my-home/home-and-sharing-owners/sharing-owners>

Gorgie is a popular location just to the south west of the city centre which can be easily accessed by an excellent bus service that runs close by which offers great access to Napier University and the centre of town. Haymarket Station is also a short bus journey away. Locally there are a wide selection of shopping facilities including a Sainsbury's superstore, Aldi store and the newly opened Edinburgh West Retail Park. Recreational facilities include the Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex and a large variety of popular bars and restaurants giving plenty of options for evening relaxing

**Viewing by appointment on 0131 337 1800**

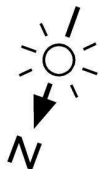




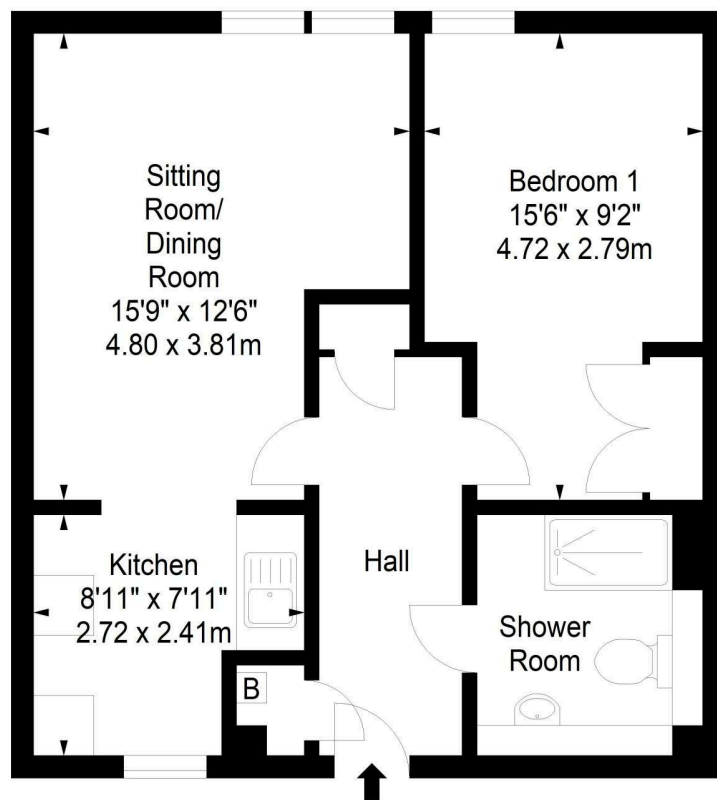




Westfield Avenue,  
Edinburgh,  
Midlothian, EH11 2TZ



Approx. Gross Internal Area  
534 Sq Ft - 49.61 Sq M  
For identification only. Not to scale.  
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First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

