



30/33 Westfield Avenue, Edinburgh, EH11 2TZ
Offers Over £50,000



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Spacious and bright one-bedroom, top floor flat for sale.

This property represents a 25% ownership share, with the remaining 75% retained by Wheatley Homes East.

The accommodation includes a spacious living/dining room, enhanced by full-length windows that allow an abundance of natural light. The kitchen is fitted with a variety of floor and wall-mounted units and includes white goods, which are part of the sale.

The property also features a generously sized double bedroom with a built-in wardrobe and a bathroom equipped with a three-piece suite and an electric shower over the bath.

The hallway benefits from two storage cupboards, offering additional space. Gas community heating and double glazing are installed throughout for energy efficiency. Residents also enjoy access to well-maintained communal gardens and permit parking.

Please note: No warranties are provided for systems or appliances; the property is sold strictly as seen.





The 75% ownership share retained by Wheatley Homes East incurs a monthly rent of £372. This amount includes the factoring fee and buildings insurance, in addition to any personal mortgage payment. Prospective buyers must apply directly to Wheatley Homes East before submitting an offer. Further details and application forms can be found on their website: [Wheatley Homes East - Shared Ownership](#).





Gorgie is a highly sought-after area located to the southwest of Edinburgh city centre. The location is well-connected by an excellent bus service, providing convenient access to Napier University and the city centre. Haymarket Station is also within a short bus journey. The area boasts a range of shopping options, including a Sainsbury's superstore, an Aldi, and the newly opened Edinburgh West Retail Park. For leisure, residents can enjoy facilities such as the Corn Exchange Village, Dalry Swim Centre, Fountain Park Leisure Complex, and a variety of popular bars and restaurants, offering ample opportunities for relaxation and entertainment.

Get in touch



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SECOND FLOOR

30/33 WESTFIELD AVENUE, EH11 2TZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 530 SQ FT / 49 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.