



3/13 Westfield Court, Edinburgh

Offers Over £155,000



RE/MAX
Estate



3/13 Westfield Court

Edinburgh, Edinburgh

Karen Clark and RE/MAX Estates – Linlithgow proudly presents this Spacious 3-bed flat with balcony & distant view of Edinburgh Castle. Ideal location for transport & amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Lounge

15' 0" x 11' 8" (4.57m x 3.56m)

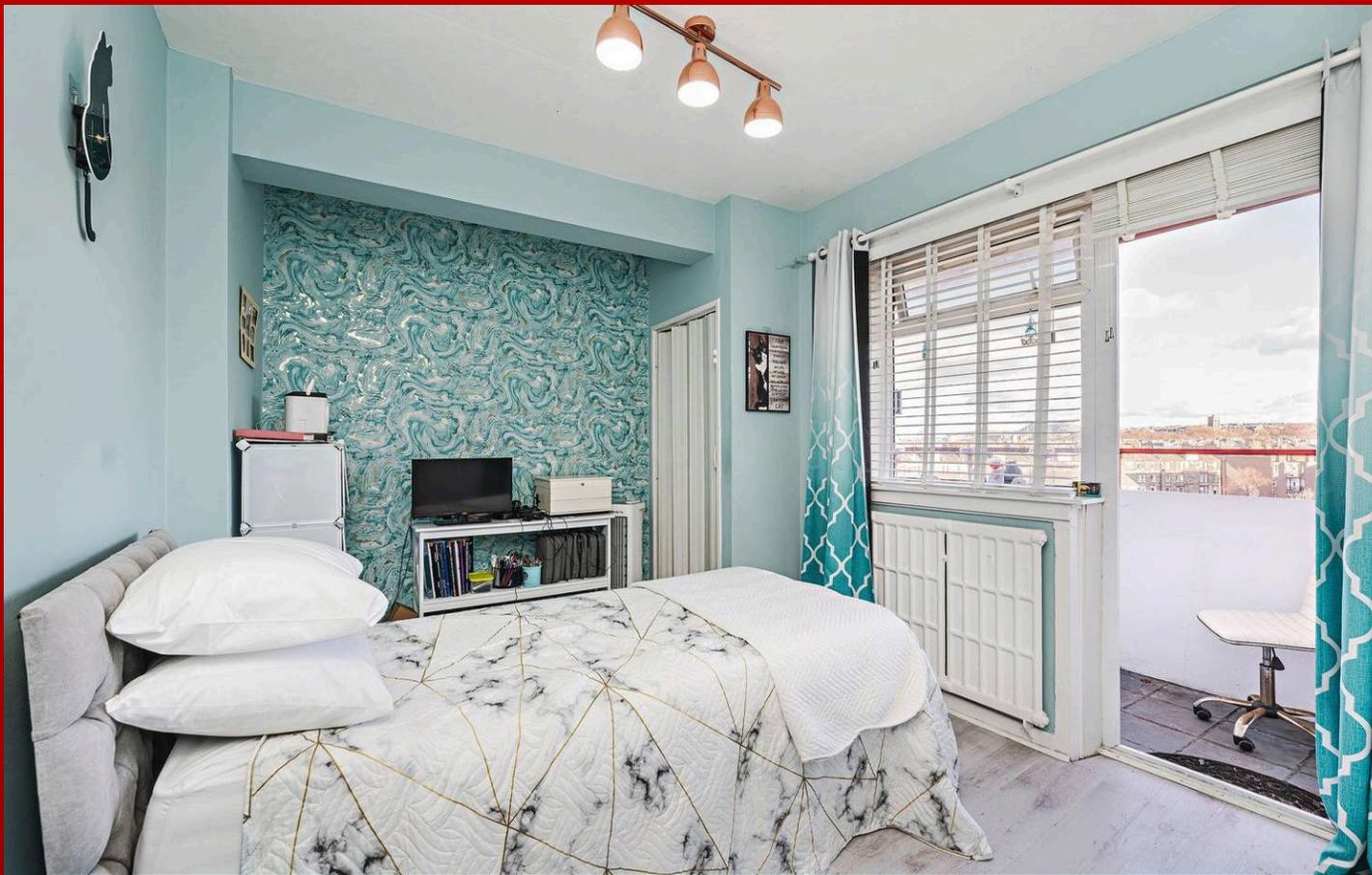
Bright and Spacious Lounge with Stunning Views. This generously sized lounge features a large front-facing window, complete with Venetian blinds, allowing natural light to flood the space. The room boasts a modern laminate flooring, creating a sleek and easy-to-maintain aesthetic. A radiator is conveniently located under the window, ensuring warmth and comfort. The ceiling is fitted with spotlights, adding a contemporary touch. A small cupboard with shelving offers practical storage. With its neutral decor, the room feels open and airy, creating a perfect setting for relaxation or entertaining. The standout feature is the breathtaking views over Edinburgh, including a glimpse of the iconic Castle, offering a truly unique and picturesque backdrop.

Bedroom 1

11' 3" x 13' 9" (3.43m x 4.20m)

This generous double bedroom benefits from a large front-facing window, fitted with Venetian blinds, allowing plenty of natural light to fill the room. The laminate flooring adds a modern touch, while the radiator beneath the window ensures year-round comfort. A central ceiling light provides ample illumination, and a small cupboard offers convenient storage space.





Bedroom 2

9' 10" x 13' 0" (2.99m x 3.95m)

Cozy Double Bedroom with Balcony and Stunning Views This inviting double bedroom features a small window with a Venetian blind and a door leading to a private balcony, where you can enjoy breathtaking views over Edinburgh, including the iconic Castle. The room is filled with natural light and offers a serene retreat. It boasts laminate flooring, a central ceiling light, and a small cupboard for convenient storage. The combination of the bright interior and picturesque views makes this room a perfect blend of comfort and charm.

Bedroom 3

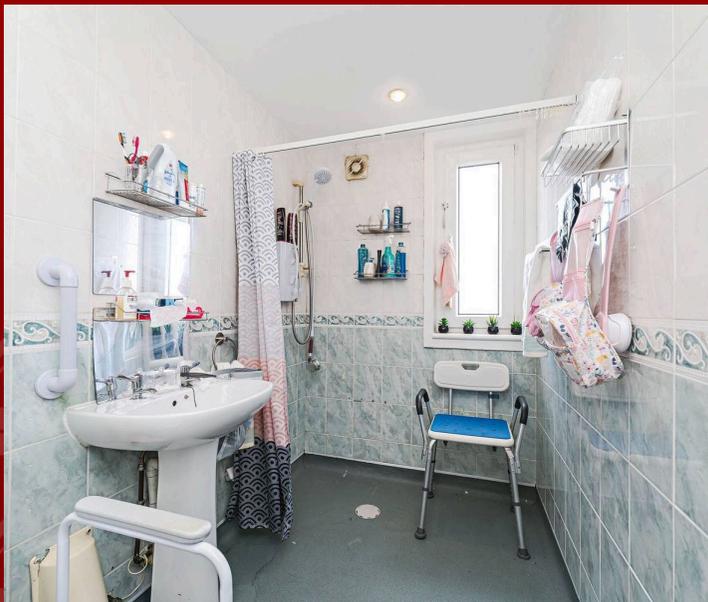
11' 11" x 8' 10" (3.64m x 2.68m)

Bright Bedroom with Rear-Facing Window. This bright bedroom features a small window facing the rear of the property, complete with a built-in blind for privacy and light control. The room is fitted with laminate flooring, and a radiator beneath the window ensures comfort throughout the year. A central ceiling light provides ample illumination, while a small cupboard offers additional storage space. A practical layout makes this room a cozy and functional.

Bathroom

7' 10" x 4' 11" (2.38m x 1.49m)

Bathroom with Electric Shower This bathroom features a slim rear-facing window, providing natural light while maintaining privacy. The space is finished with wet room-style flooring and tiled walls from floor to ceiling, creating a low-maintenance finish. The electric shower offers efficient and convenient bathing, while the white sink and WC add a clean, modern touch. Ceiling spotlights provide bright, focused lighting, completing the functional design of the room.





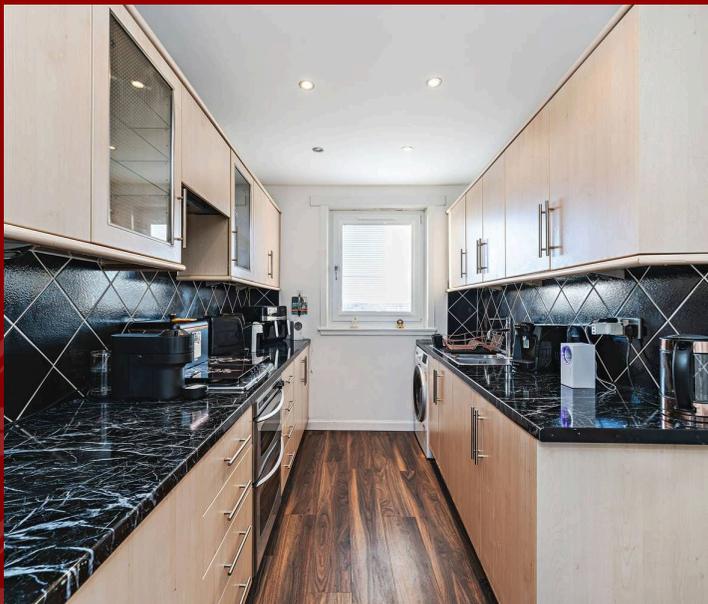
Kitchen

11' 11" x 6' 11" (3.63m x 2.10m)

Compact Galley Kitchen. This galley-style kitchen is efficiently designed with a small rear-facing window, fitted with a built-in blind for privacy. The tiled splashback adds a stylish touch, while the laminate flooring offers durability and ease of maintenance. Spotlights illuminate the space, creating a bright and welcoming atmosphere. The kitchen is equipped with a gas hob and oven, along with an extractor fan for ventilation. There's ample space for a fridge freezer, and a small cupboard conveniently houses the electric meter.

Hallway

Bright and Spacious Hallway with Ample Storage. This long, bright hallway offers access to all rooms, making it the perfect central hub of the home. Two ceiling lights provide plenty of illumination, enhancing the airy feel of the space. With four cupboards strategically placed along the hallway, there's plenty of extra storage, adding both convenience and practicality.



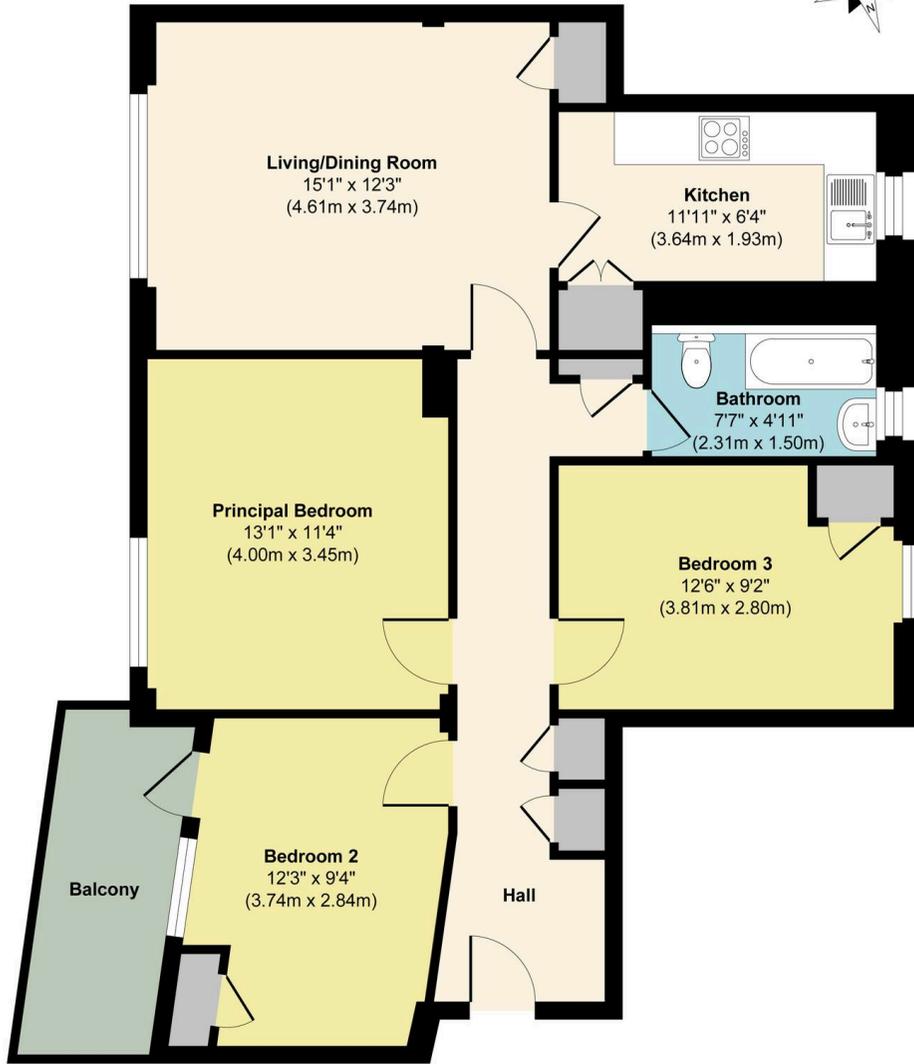


Outside spaces

Bedroom Two offers access to a small private balcony where you can enjoy distant views of the iconic Edinburgh Castle.

To the rear of the property there is access to a small shared drying green.

3/13 Westfield Court Edinburgh, EH11 2RJ



Fifth Floor

Approx. Gross Internal Floor Area 866 sq. ft / 80.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741

info@remax-linlithgow.net

www.remax-scotland.net/estate-agents/linlithgow



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