



**3/1 Westburn Middlefield  
Edinburgh, EH14 2TH**

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating
- Communal Grounds
- On-Street Parking
- EPC Rating- D





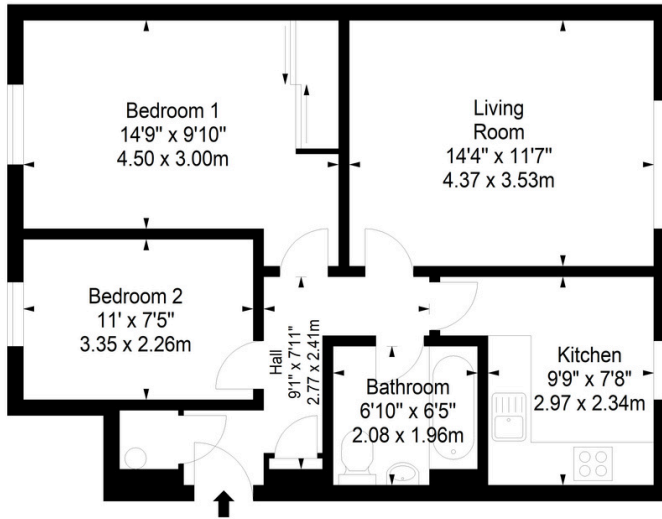
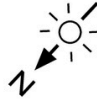
Forming part of an established modern development, this bright and well proportioned ground floor flat is situated within the residential area of Westburn popular with first time buyers and young families. The property is close to a variety of amenities at Westside Plaza with an Odean Cinema. There is an excellent public transport service which travels to many parts of the City with Wester Hailes Train Station within walking distance providing quick access to the west. The accommodation which requires upgrading and modernisation comprises; entrance hallway with storage, sitting room, kitchen, two good sized bedrooms and bathroom. There are communal garden grounds with on-street parking and electric heating. All included appliances are sold as seen with no warranty provided.



**Westburn Middlefield,  
Edinburgh,  
Midlothian, EH14 2TJ**



Approx. Gross Internal Area  
621 Sq Ft - 57.69 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
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