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Offers Over

**£225,000**

# 133 Morvenside

Westburn | Edinburgh | EH14 2AD

This well-presented modern terraced house is perfect for first-time buyers, professionals, or young families seeking a comfortable and convenient home. Boasting a private garden, residential parking, and a scenic open outlook to the front, the property offers both practicality and charm. Ideally located, it provides excellent access to public transport and major commuting links, ensuring easy connectivity to the surrounding areas.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Allocated Parking Space
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The welcoming hallway leads to a carpeted staircase and provides convenient storage space. The delightful reception room enjoys an open front aspect, creating a bright and inviting living area. To the rear, the generous dining kitchen offers direct access to the garden and is fitted with an ample range of sleek white gloss wall and base units, complemented by wood-effect worktops and tiled splash areas for a stylish and practical finish. Upstairs, the property boasts three well-proportioned double bedrooms, all benefiting from a front aspect. The primary bedroom features modern décor and mirror-fronted built-in wardrobes, while the second double bedroom includes soft carpeting and additional storage. A third double bedroom provides further flexibility for guests, a home office, or additional family space. The contemporary shower room is designed for easy maintenance, featuring full acrylic wet wall panels, a modern two-piece white suite, and a glass walk-in shower enclosure with a dual-headed thermostatic shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the home benefits from an allocated parking space and a well-maintained rear garden, complete with a decked area, patio, lawn, and a garden shed, offering a perfect outdoor retreat for relaxation or entertaining.

## Viewing

Please contact Neilsons on 0131 625 2222.







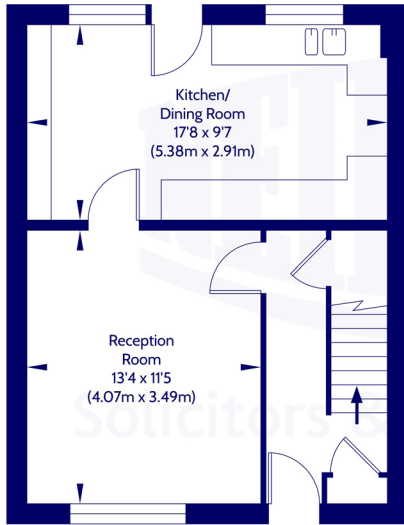
## Location

Westburn forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multiscreen cinema together with many shops and services serving every day needs including a Lidl supermarket. A large Sainsbury and Asda are both available in neighbouring districts with more extensive shopping available at the Gyle Shopping Centre and Hermiston Gait. Recreational facilities in the area include the Wester Hailes Education Centre which provides a large swimming pool. Edinburgh College, the Sighthill campus of Napier University and the main campus of HeriotWatt University to the west, in Riccarton are all within easy reach and the area is well served by frequent public transport services with great bus links to the city centre and beyond, there is a train station at Wester Hailes offering quick access to the city centre and surrounding area and the City Bypass is only a short drive, providing direct access to the main Scottish Motorway network system.

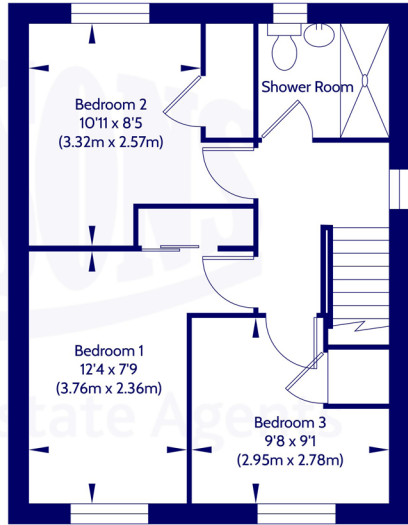




Approx. Gross Internal Floor Area 76.89 Sq M / 828 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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