



WESTBURN
98 Morvenside
EH14 2SQ

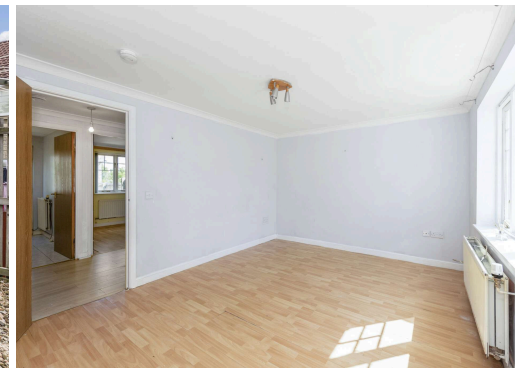


Lower Flat

OFFERS OVER £145,000

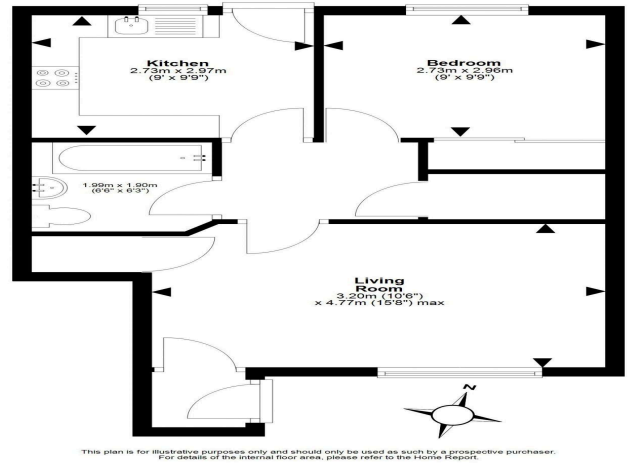
- Entrance vestibule
- Living room
- Inner hall
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Private front and rear gardens
- Private parking space
- Excellent first-time purchase

Viewing - by appointment please call
solicitors 0131 554 6321









Viewing is highly recommended of this one bedroomed lower flat which is situated in the popular Westburn area. A variety of shopping options are available including the nearby Westside shopping centre, which includes a multi-screen cinema, and a nearby Lidl supermarket. The area has fantastic transport links to the city centre, including via bus, a train station at Wester Hailes, and the City Bypass is only a short drive away.

The property opens to an entrance vestibule that leads to the front facing living room featuring twin windows, deep storage cupboard, and the hallway off. The internal hall has another storage cupboard and the rest of the accommodation off. The kitchen is situated to the rear and benefits from tiled floor, base and wall units, slot in cooker, freestanding fridge freezer, washing machine, and gives direct access to the rear garden. The double bedroom is also situated to the rear and has a large mirrored built in wardrobe. Completing the accommodation is the bathroom which has tiled floor, partially tiled walls, WC, wash hand basin, and bath with overhead shower unit.

Additional benefits include a private front garden, rear garden with decking area, gas central heating, double glazing and an allocated parking space directly in front of the flat.

EXTRAS

All aforementioned white goods, curtains/blinds, floor coverings, light fittings and garden furniture (no warranties to be given).

OFFERS

Offers Over £145,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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