



143/1 Morvenside  
WESTBURN | EDINBURGH | EH14 2AD

  
**warner's**  
solicitors & estate agents



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Set in a quiet, modern development moments from the train station, cinema and union canal is this spacious ground floor apartment. Boasting an allocated parking space, manicured communal grounds, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright bay windowed lounge with generous dining space, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (one with built-in mirrored wardrobe) and the flat is completed by a stylish bathroom with shower over bath. The property also benefits from fibre optic internet connection.

- Modern ground floor apartment
- Manicured communal grounds and allocated parking
- Close to train station and excellent amenities
- Welcoming hallway with storage
- Bright bay windowed lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- Gas central heating and double glazing

All fixtures, fittings and white goods are included in the sale.

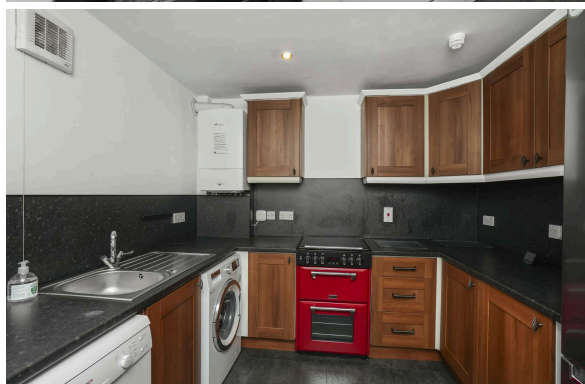
EPC Rating C. Council tax band B.

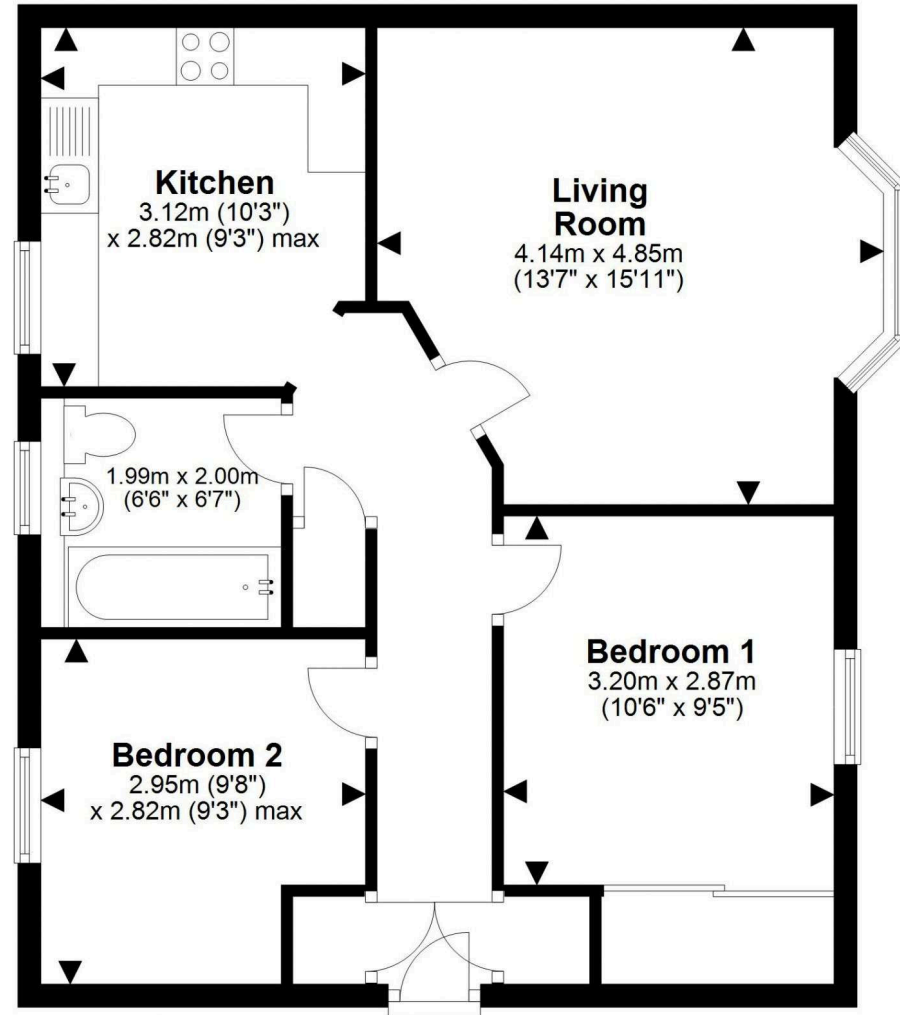
Factor Fee £874 for past year..

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular residential area of Westburn and Wester Hailes, which lies to the west of the city centre. The property is well positioned to take advantage of an excellent choice of shopping facilities, mainly small specialist shops serving the local community as well as a cinema. Further facilities can be found at the Gyle Shopping Complex and at Hermiston Gait, both of which are within easy reach. The area is supported by the usual banks, building societies and postal services. Schooling is well represented from nursery to senior level, just a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas with the train station a short stroll away. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.