



Offers Over
£230,000

131 Morvenside

Westburn | Edinburgh | EH14 2AD

Lovely three bedroom end-terraced villa forming part of a popular residential pocket of Westburn. Ideal for first-time buyers, professionals, or young families, the property offers comfortable modern living with a private garden, residential parking, and a pleasant open, leafy outlook to the front. Benefiting from recent upgrades and a thoughtfully arranged layout, the home provides bright, flexible living space and is presented in move-in condition.

-  3 bedrooms
-  2 public room
-  1 bathroom
-  Private gardens
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming hallway housing the meter cupboard and providing access to the main living areas. To the rear, the impressive kitchen has been newly fitted in 2025 and finished with stylish quartz worktops, a breakfast bar, and an excellent range of integrated white goods. Partially tiled splash areas combine with generous cupboard and worktop space to create a highly practical yet contemporary cooking space. From the kitchen, access is provided to the bright and airy front-facing lounge, which enjoys a pleasant leafy outlook and offers a comfortable setting for everyday living. To the rear, a conservatory currently used as a dining room features double doors opening directly to the garden, making it an ideal space for entertaining or family meals. Completing the ground floor is a convenient understairs WC fitted with a two-piece suite and partial tiling.

The first floor landing provides access to a mostly floored attic via a Ramsay ladder, offering excellent additional storage. The principal bedroom is a well-proportioned double to the front, benefiting from fitted wardrobes. Bedroom two is another generous double with a rear-facing aspect and fitted wardrobes, while bedroom three is a good-sized single currently used as a home study, complete with fitted wardrobes and shelving, and offering flexible use. The fresh shower room is finished with a modern step-in rainfall shower, complemented by partial panelling, partial tiling, and a heated towel rail.

Additional features include gas central heating, double glazing, and new windows fitted throughout in 2025.



Gardens & Parking

Externally, the property enjoys a well-maintained rear garden featuring a monoblock path, artificial turf, raised beds, outdoor power points, and an outdoor tap. A shed is included and houses a freezer which will also remain. The front garden is neatly kept, and the property further benefits from an allocated parking space.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and wine fridge, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





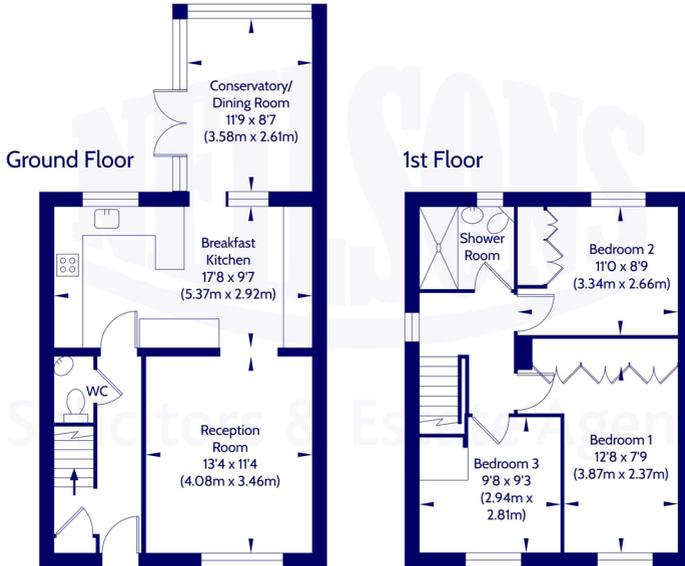
Location

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 88 Sq M / 939 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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