

6/7 WESTBURN GROVE
WESTER HAILES, EDINBURGH, EH14 2RY

CURRAN & CO
PROPERTY



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FIXED PRICE £165,000



'Occupying a top floor position and enjoying beautiful open views across the city, 6/7 Westburn Grove is an exceptionally bright and spacious three-bedroom flat'

- Spacious Top Floor Flat
- Living Room & Modern Kitchen
- Flexible Dining Room / Home Office / Spare
- Three Generous Double Bedrooms
- Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Move-in Condition
- Beautiful Views



Description

Occupying a top floor position and enjoying beautiful open views across the city, 6/7 Westburn Grove is an exceptionally bright and spacious three-bedroom flat offering generous, well-proportioned accommodation throughout. Situated within a quiet residential setting, the property is ideally suited to first-time buyers and investors alike, with excellent local amenities, convenient public transport links and easy access to the City Bypass all close at hand.

Entered via a secure door entry system into a well-maintained communal stair, the accommodation comprises: welcoming entrance hall with two generous storage cupboards; spacious

living room flooded with natural light; modern kitchen fitted with a range of base and wall-mounted units, a cooker with hob, and ample space for freestanding appliances; flexible windowed room accessed from the kitchen which could serve as a dining room, home office or fourth bedroom, with a useful storage cupboard off; three generous double bedrooms; and a recently refurbished bathroom featuring a shower over the bath, rainfall shower head, heated chrome towel rail and vanity storage beneath the wash hand basin.

Further benefits include gas central heating, double glazing throughout and a private storage cupboard located on the ground floor of the building.

Externally, the property enjoys access to a shared garden and a residents' car park providing ample unallocated parking.

Extras

Extras to be included in the sale are all curtains and blinds, and the cooker.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band A.







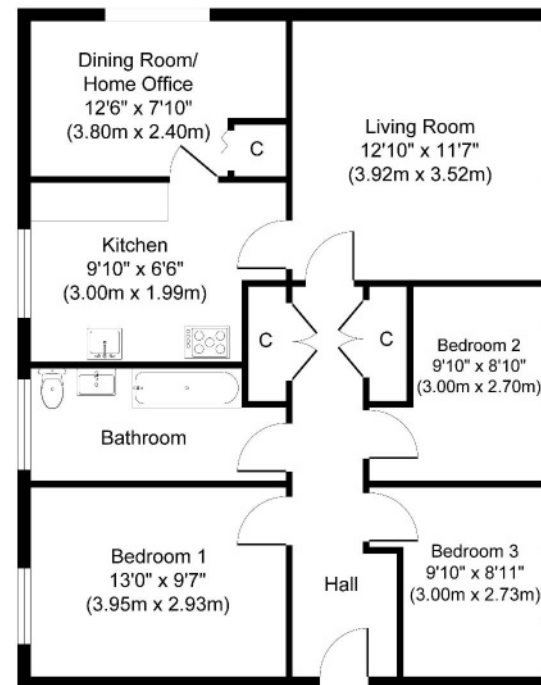
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Top Floor
Approximate Floor Area
797 sq. ft
(74.00 sq. m)



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.