










Offers Over
£173,000

5/8 Westburn Grove

Wester Hailes | Edinburgh | EH14 2RY

This lovely, light-filled top floor flat is offered to the market in true move-in condition undoubtedly appealing to a wide variety of buyers seeking a stylish home in a popular location close to excellent amenities and transport links.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - A



Description

An ideal purchase for first-time buyers or as a buy-to-let investment, this generously proportioned property boasts a bright and contemporary interior throughout. Enhanced by an abundance of natural light and open aspects, the accommodation should be viewed internally to be fully appreciated. Access is via a secure entryphone system leading into the communal stairwell, with stair access to all levels. Flat 8 is positioned on the top floor and comprises; a welcoming entrance hallway, complete with excellent built-in storage and access to the attic space. The property features a spacious open-plan reception room and dining kitchen, enjoying a triple aspect and providing an ideal setting for both everyday living and entertaining. The contemporary kitchen is fitted with a stylish range of white wall and base units, complemented by tiled-effect splashbacks and coordinated worktops. Integrated appliances include a gas hob, electric oven, extractor hood, dishwasher and fridge freezer. There are three well-proportioned double bedrooms, each offering ample space for freestanding furnishings. Completing the accommodation is a modern, partially tiled bathroom, fitted with a white three-piece suite and shower over the bath. Further benefits include gas central heating via a combi boiler, double glazing throughout, and access to a communal drying room located on the top floor and shared with the neighbouring property. Additionally, there is a private storage cupboard located on the ground floor.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer, dishwasher and free standing washing machine. It should be noted that some main bulk items of furniture can be made available by separate negotiation.

Externally

The property is surrounded by communal garden grounds and for the car owner, ample on-street parking is available to the front.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

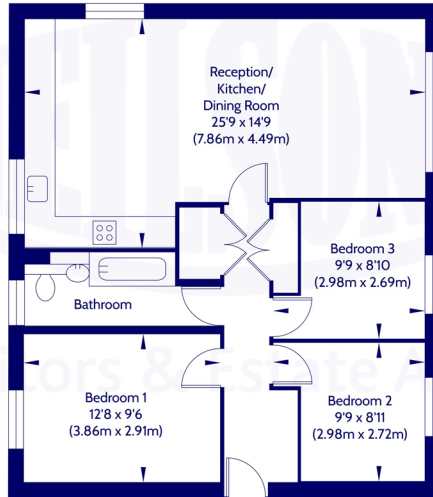
Westburn Grove forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multi-screen cinema together with many shops and services serving every day needs including 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 Heriot-Watt 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 71 Sq M / 770 Sq Ft.

3rd 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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