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Offers Over

£165,000

11/5 Westburn Grove

Wester Hailes | Edinburgh | EH14 2RZ

This generously proportioned three-bedroom flat is quietly positioned within the popular Wester Hailes area. Close to superb amenities, schooling, and convenient transport links, the property offers an excellent opportunity for first-time buyers, young couples, and growing families.

-  3 bedrooms
-  1 public rooms
-  1 bathroom
-  Communal gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

The accommodation opens with a welcoming entrance hallway, featuring two handy double storage cupboards. The lounge/diner is bright and spacious, benefitting from a dual aspect which allows for plenty of natural light. It offers ample space for dining and provides a comfortable setting for both relaxing and entertaining. The kitchen is well-kept and fitted with a range of integrated and freestanding white goods. It is fully tiled for easy upkeep and finished with two-tone white units and black worktops. There are three well-proportioned bedrooms, including two generous doubles which offer plenty of space for freestanding furniture and flexible layouts. The third bedroom is a smaller double, ideal for use as a home office, nursery, or additional bedroom. The bathroom is modern and fully splash panelled, fitted with a shower over bath.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Gardens & Parking

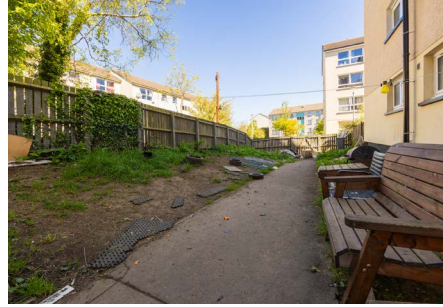
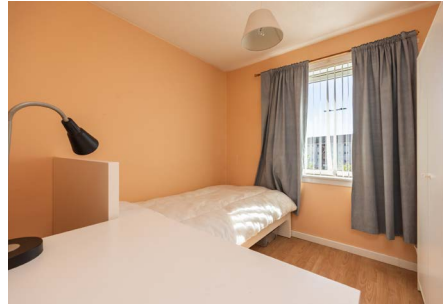
Externally, the property benefits from a shared drying green and communal garden space. Ample on-street free parking is available, along with a private store cupboard located on the ground floor.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge, and freezer, freestanding washing machine, fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





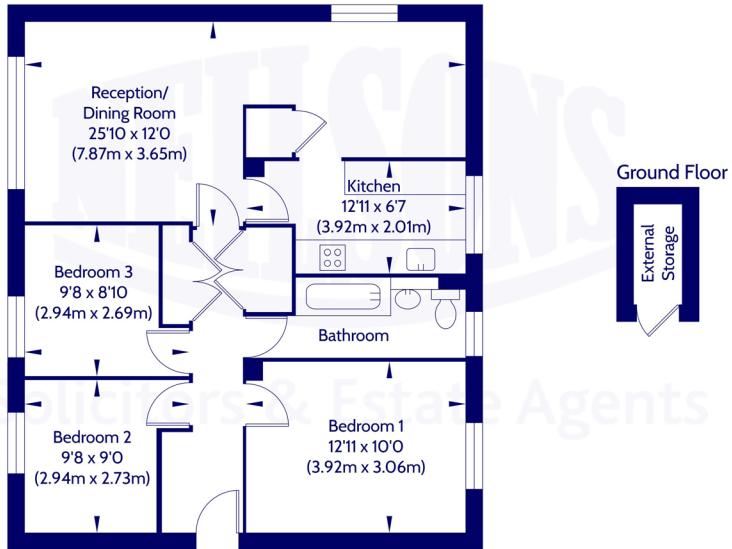
Location

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 72 Sq M / 773 Sq Ft.

2nd Floor



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