



115 Morvenside
Westburn
Edinburgh
EH14 2SQ







Well presented mid terrace villa within modern residential development in a popular residential area. 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 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.

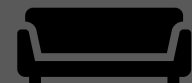
Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale. Most other items are available through separate negotiation.



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Property Details

- Entrance Hall with carpeted staircase to upper floor.
- Bright and spacious Living Room with window to front. Large under stair cupboard.
- Fitted Dining Kitchen with matching wall and base units. The free-standing gas cooker is included in the sale together with the washing machine and fridge/freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Space for dining table and chairs. Door to rear garden.



Upper Floor

- Landing with attic access hatch leading to a large attic providing excellent additional storage space.
- Large Double Bedroom with window to rear overlooking garden. Built in wardrobes with hanging space and shelving. Additional built-in cupboard.
- Second Double Bedroom with window to front. Built-in wardrobes with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin with vanity unit below and WC. Mirrored bathroom cabinet.







EXTERNAL

A driveway provides off-street parking.

The front garden is laid mainly to lawn with a hedge providing privacy.

The rear garden is fully enclosed and features a good-sized lawn. There is a patio with space for garden furniture. The garden shed is included in the sale.

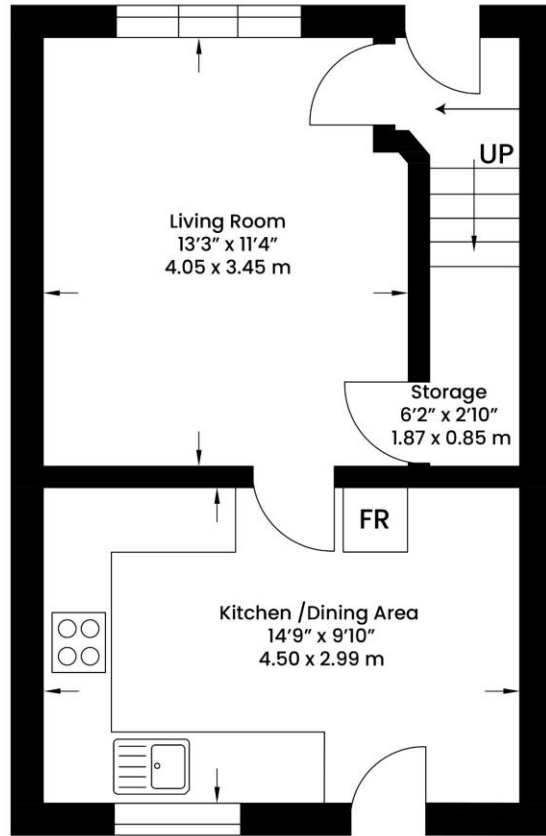


Energy Performance Rating: C

Council Tax Band: B

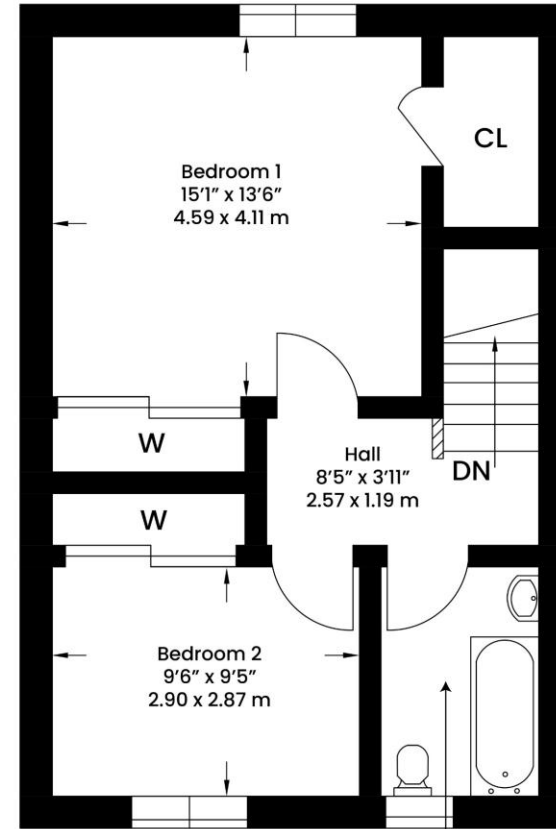






Ground Floor

Hall
4'1" x 3'10"
1.25 x 1.18 m



First Floor

Bathroom
7'2" x 4'11"
2.18 x 1.49 m

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)
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