NEILSONS

Solicitors & Estate Agents

Fixed Price

£180,000

9/8 Westburn Grove

Wester Hailes | Edinburgh | EH14 2RY

A fantastic opportunity has arisen to purchase this impressive, three-bedroom top floor flat, conveniently positioned within the established and well connected Wester Hailes district. This spacious home is ideally suited to first-time buyers, growing families, or buy-to-let investors looking for a property close to excellent local amenities and superb transport links into the city and beyond

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Communal Grounds
- EPC Rating – F
- Council Tax Band - B

Description

The accommodation which is presented to the market in move in condition comprises; secure entry system, welcoming entrance hallway with useful storage cupboard, light and airy dual aspect reception/dining room, fitted kitchen with a range of base and wall mounted units and integrated appliances, well proportioned principal bedroom with mirrored fitted wardrobes, two further good sized bedrooms and bathroom with three-piece suite and shower over bath. Further benefits include electric heating and double glazing

Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There are communal grounds to the front and back of the property as well as ample on-street parking to the front and surrounding area.

Viewing

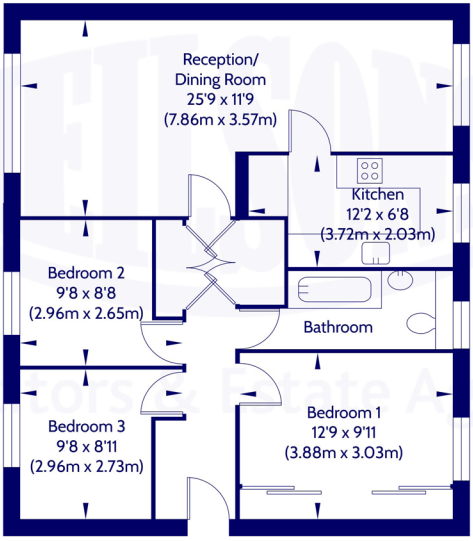
By appointment through Neilsons 0131 625 2222.

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 71 Sq M / 768 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.

NEILSONS

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Our Services:

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- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

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