





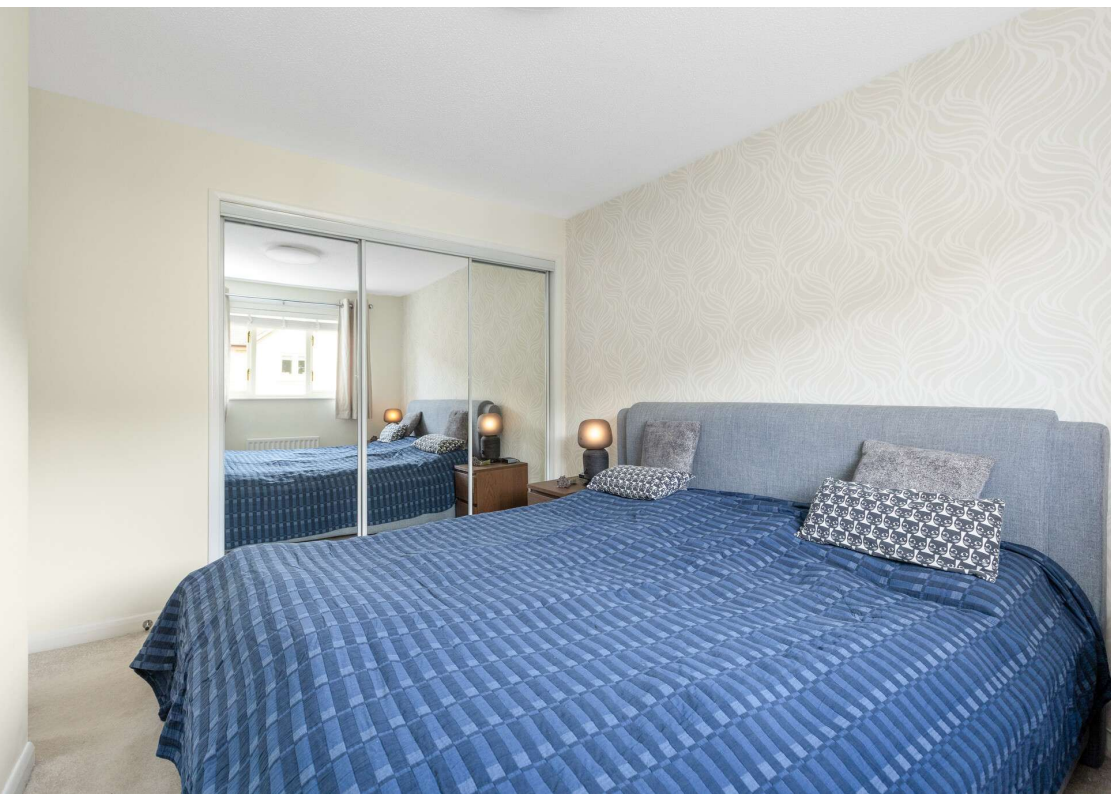
Welcome

Welcome to Wester Hill, situated within the highly desirable Greenbank area of Edinburgh, approximately 4 miles from Edinburgh's city centre. This attractive three-bedroom semi-detached property offers generous and versatile accommodation, complemented by private gardens to the front and rear, a driveway and further on-street parking. The property is well suited to modern family living, with bright and spacious accommodation providing excellent flexibility throughout. The living spaces offer an ideal setting for both every day life and entertaining, while the three bedrooms provide comfortable accommodation for a growing family, professionals or those seeking additional space for home working. Early viewing is highly recommended to appreciate the accommodation and desirable setting on offer.

Features

- Reception hallway
- Downstairs cloaks comprising WC and wash hand basin
- Living and dining room
- Fully fitted kitchen with direct access to the garden
- Three bedrooms
- Upper landing with useful storage cupboards
- Floored attic with lighting and accessed by a fixed ladder
- Gas central heating & double glazing
- South facing landscaped garden to rear, with views of the Pentland Hills, shed included
- Garden to front as well as two car driveway with further on street parking available
- Excellent transport links with a bus stop only a short walk from the property
- Local schooling in close proximity and within walking distance







Greenbank

Wester Hill is situated within the highly sought-after Greenbank area of Edinburgh, a popular and well-established residential location offering a peaceful setting while remaining within easy reach of the city centre. The area is particularly well regarded for its excellent local schooling and convenient access to a wide range of amenities, including nearby shops, cafés and larger supermarkets. There is also excellent leisure opportunities close by, with the open green spaces of The Hermitage of Braid and Blackford Hill providing beautiful surroundings for walking and outdoor recreation. Regular public transport services offer convenient links throughout the city, while the City Bypass is easily accessible for travel further afield. Greenbank is a particularly desirable location for families and professionals seeking a well-connected home within an attractive residential setting.

Extras

Included in the sale are the oven, curtains & blinds, fixtures & fittings, light fittings and unit in dining area.

The white goods including the fridge, washing machine and tumble dryer and not included in the sale however the sellers are open to negotiations on said items.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

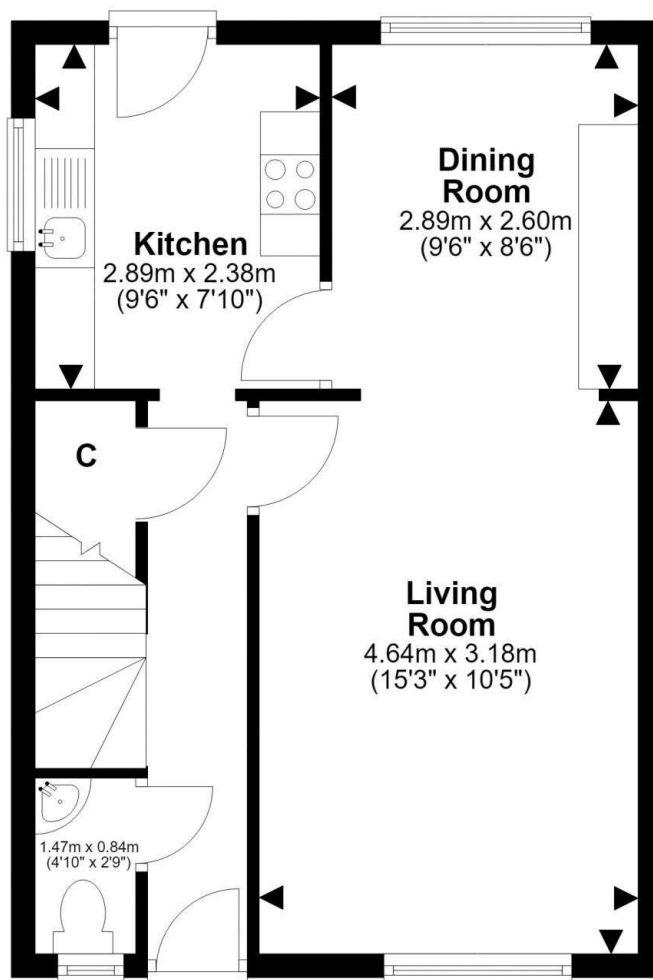
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

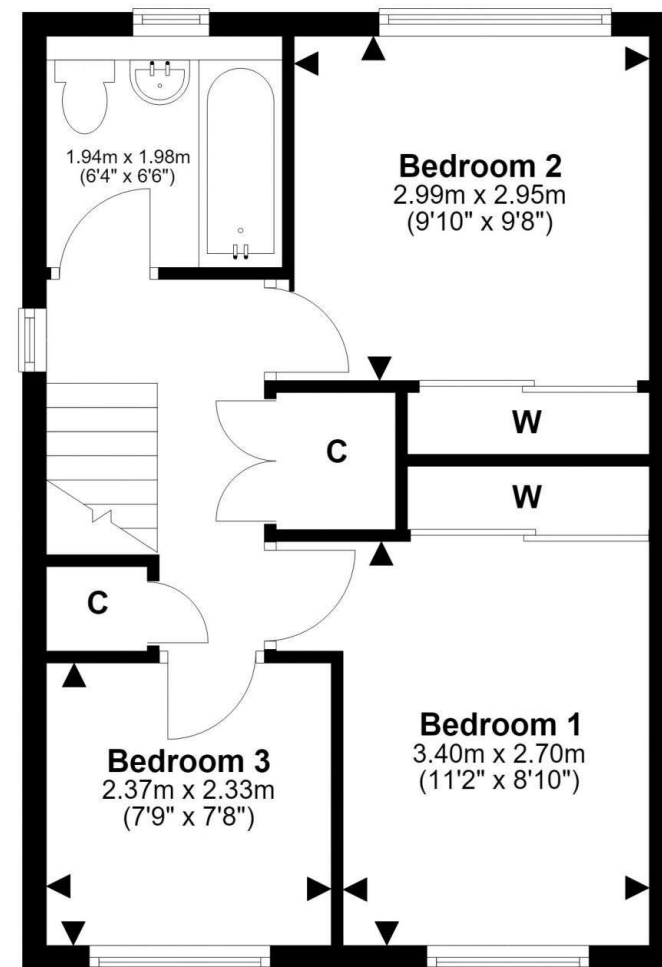


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.