



13/6 Westburn Park
Edinburgh, EH14 2RU

- Well-positioned, three bedroom flat
- Communal gardens to the front and rear
- Ideal investment for first-time buyers and investors
- EPC: Rating E
- Council Tax Band: A





13/6 Westburn Park is a bright and spacious, three-bedroom, first floor flat, quietly positioned within a well-kept block in Wester Hailes. The property enjoys a peaceful setting, whilst benefitting from excellent local amenities and frequent public transport, presenting an ideal opportunity for first time buyers, young families and investors alike.

The property comprises of a welcoming foyer and entrance hall, with doors leading to all other main rooms and a storage cupboard. A bright living room and adjoining dining room, offering ample space for leisure and entertaining. A good-size kitchen, with wall mounted units, providing a practical and well-designed workspace. A generous double bedroom, featuring a large, in-built wardrobe, with mirrored sliding doors and two additional double bedrooms, all served by one family bathroom, with shower-over-bath, wash basin and WC.

Externally, the property benefits from two enclosed communal gardens, one situated at the rear and one to the front of the property. There is also access to a communal drying area for each floor, as well as communal parking, available on a first come basis.

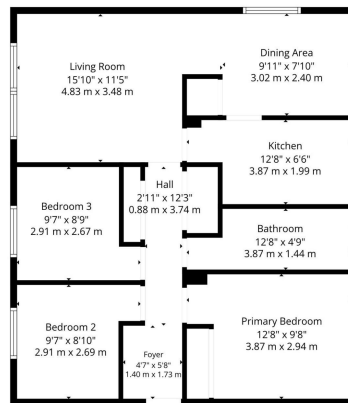
While in need of some modernisation, this property provides an

exciting opportunity to hone the style and standard of the home to your own design.

Location:

Situated in the residential district of Wester Hailes, lying South West of Edinburgh's City Centre, the property is in an ideal location, well-served by frequent public transport services. There is a bus stop close-by, as well as Wester Hailes Train Station. The latter providing only a 15-20 minute journey into the City Centre. Westside Plaza is the main social and shopping hub of the area, comprising of a library, newsagent, bingo hall and a newly refurbished 'Odeon Luxe' Cinema. Leisure facilities, such as the 'Xercise4Less' Gym, are also based nearby.

Schooling can be found from primary to secondary level in the vicinity, with further education available at the nearby Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University, to the west, in Riccarton. The City Bypass is a short drive and provides access to the M8/M9 and A1 motorway network.



Total: 768 sq. Ft. 71 m²
1st Floor: 768 sq. Ft. 71 m²
Excluded Areas: Walls: 56 sq. Ft. 6 m²

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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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