



GILSON GRAY

LAW • PROPERTY • FINANCE



105 MORVENSIDE

Westburn, Edinburgh, EH14 2SQ



1

Public Room



3

Bedrooms



1

Bathroom



105 MORVENSIDE

Introducing a three-bedroom end-terrace house which is presented throughout in light hues and with modern fixtures and fittings, ensuring elegant interiors that are bright and welcoming. This beautiful home further benefits from a spacious kitchen with an open-plan dining area, excellent built-in storage, and a fashionable family shower room and en-suite WC. Meanwhile, the generous rear garden is fully enclosed and laid with patio stones, providing a delightful outdoor space for summer barbecues. The front garden also has an easy-keep design and (subject to consent) it could potentially be transformed into a private driveway, in addition to the private front parking space.

Furthermore, this home has an excellent location in Westburn, set at the end of a quiet cul-de-sac beside a large public green and the Union Canal national cycle route which connects to Edinburgh city centre. Conveniently, the heart of the capital can be reached in as little as 30 minutes whether by bicycle, car, or the nearby bus, tram, and train links. It is also within walking distance of excellent amenities, as well as local schools. Overall, it is a popular setting for families, commuters, and first-time buyers alike.







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EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful end-terrace house
- Situated in popular, well-connected Westburn
- Attractive interior design throughout
- Welcoming hall with built-in storage
- Bright and spacious living room
- Well-appointed kitchen/dining room
- Three bedrooms with built-in wardrobes
- Quality two-piece en-suite WC
- Modern three-piece family shower room
- Low-maintenance front and rear gardens
- Private parking space to the front







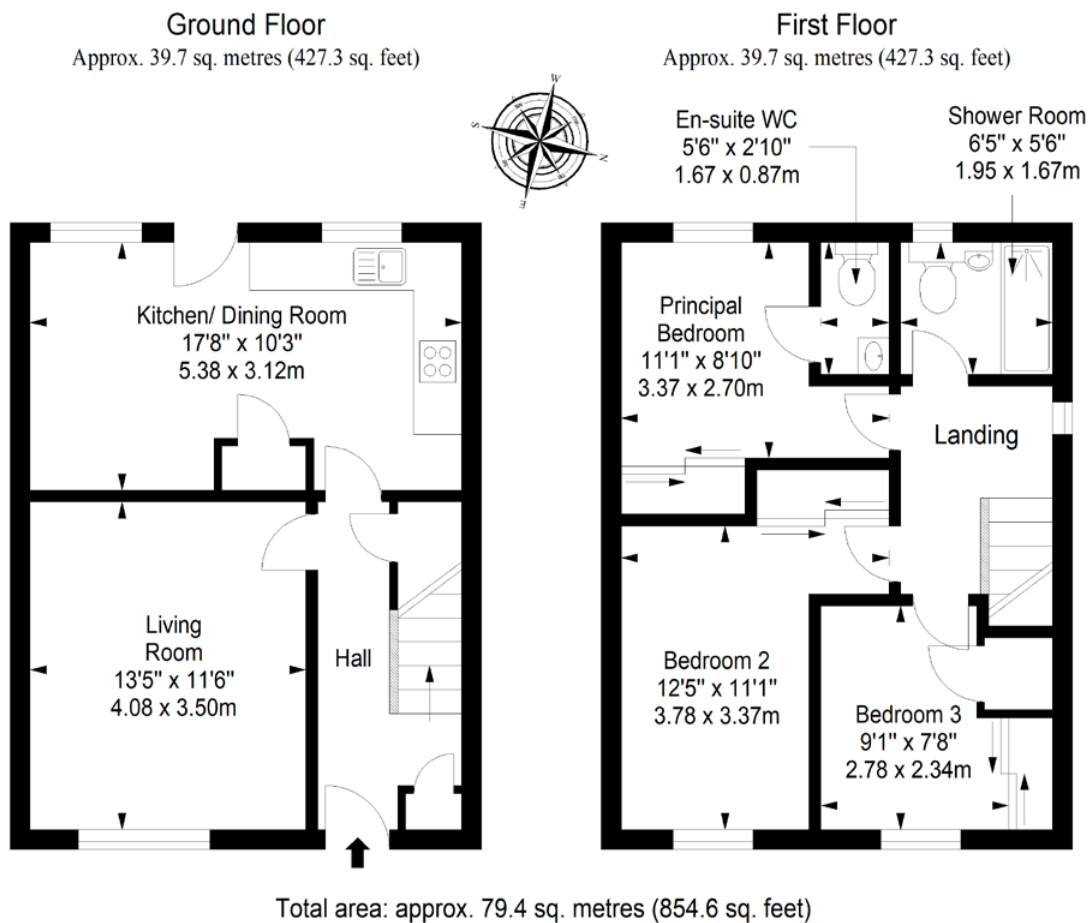


Extras: integrated kitchen appliances (oven and gas hob) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



WESTBURN

Westburn is a well-connected residential area situated to the west of Edinburgh City Centre, offering convenient access to a wide range of local amenities and transport links. Nearby shopping facilities include supermarkets, cafés, pharmacies, and everyday conveniences, while more extensive retail and leisure options can be found at the nearby Hermiston Gait Retail Park and The Gyle Shopping Centre. The area enjoys access to a variety of outdoor spaces and recreational facilities, with pleasant walking routes, parks, and nearby golf courses all within easy reach. Westburn is also well served by fitness and leisure amenities, including local gyms and swimming facilities. Excellent public transport links, including regular bus and rail services, provide straightforward access into the city centre and surrounding areas, whilst the City Bypass and Edinburgh Airport are also easily accessible. The area is well placed for schooling at all levels and is conveniently located for nearby college and university campuses, including Edinburgh College, Edinburgh Napier University, and Heriot-Watt University.



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