



Solicitors & Estate Agents










Offers Over
£150,000

11/3 Westburn Grove

Wester Hailes | Edinburgh | EH14 2RZ

This generously proportioned and bright first floor flat providing flexible living accommodation is pleasantly situated within the popular Wester Hailes district close to a host of excellent local amenities, schooling and transport links. Now requiring upgrading/modernisation, the property provides excellent potential to create a fine home. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On-Street Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - A



Description

The accommodation in brief comprises; welcoming entrance hallway with built-in storage, bright and spacious reception room, fitted kitchen, light and airy dining room which could also be utilised as a fourth bedroom, three further well proportioned bedrooms and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and a communal drying room.



Extras

All fitted floor coverings and blinds will be included in the sale together with the built-in hob/oven.

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

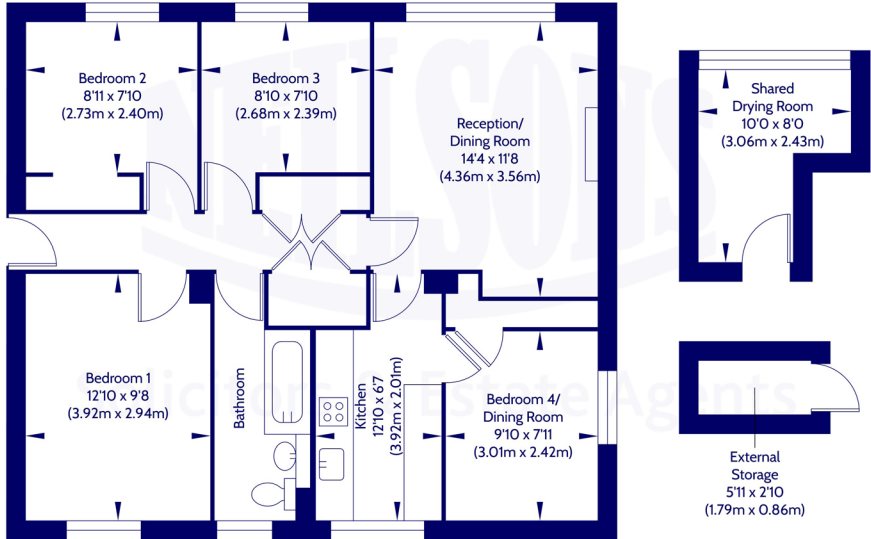
Westburn Grove forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multi-screen cinema together with many shops and services serving every day needs including 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 72 Sq M / 776 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

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

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

