



4/3, Westburn Avenue, Edinburgh, EH14 2TH

Tastefully Presented Southerly Facing, One-Bedroom, First-Floor Flat

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Property Description

Tastefully presented, southerly facing one-bedroom, first-floor flat, forming part of an established residential development. Located in the Wester Hailes area, to the southwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom, and shower room.

Highlights include a modern fitted kitchen and bathroom, electric heating, and double glazing. In addition, there is contemporary flooring and good integrated storage.

Well placed for the city bypass and transport links to the city, there is also ample residential parking.

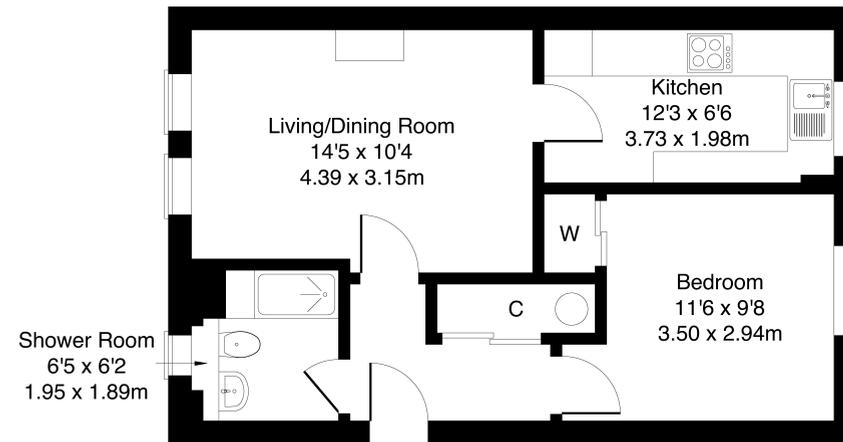
A welcoming entrance leads into the property, providing access to all rooms and creating a convenient and functional living space. The living room is finished with wood-effect flooring and features a wall-mounted TV point, offering a comfortable area to relax. This space flows seamlessly into the kitchen area, which is finished with tiled-effect flooring and complemented by granite-effect countertops with a matching splashback.

The kitchen is well-equipped with a sink and drainer, a cooker with an electric hob, a washing machine, a tumble dryer, and a fridge/freezer. To the front of the property, the bedroom is presented in light tones with neutral décor, includes a wall-mounted TV point, and benefits from a built-in mirrored wardrobe. Completing the property is the family shower room, fitted with a modern three-piece suite and an electric shower.



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Approximate Gross Internal Area: (452 sq ft - 42 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Wester Hailes is a well-established residential suburb to the west of Edinburgh, offering a variety of local amenities and supermarkets nearby, including Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's at Longstone. The Gyle Centre and Hermiston Gait retail parks are easily accessible and feature supermarkets alongside popular high-street stores. Westside Plaza also includes a multi-screen cinema. Commuting to the city centre is convenient with regular bus services,

while the city bypass and major trunk roads provide easy access for motorists. The area benefits from numerous public green spaces, including scenic walks along the Union Canal. Educational needs are well catered for with local schools from primary to secondary level, as well as nearby further education institutions such as Edinburgh College, Edinburgh Napier University's Sighthill campus, and Heriot-Watt University.





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