



## 17 Winterburn Place, Edinburgh, EH14 3JR

Immaculately Presented, Three-Bedroom, Mid-Terrace Town House.

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# Property Description

Immaculately presented, three-bedroom, mid-terrace townhouse with a private garden. Set in a modern, factored, residential development, located in the popular Wester Hailes area of Edinburgh.

Comprises an entrance hall, living room, dining kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a WC/utility.

Features include tasteful decor throughout, wood-effect flooring and a modern kitchen with integrated appliances.

Further features include gas central heating, double glazing and good integrated storage.

Externally, the property benefits from an enclosed garden with a decked terrace and secure storage unit.

The development includes shared garden grounds and private, residential parking.

A bright entrance hall, with a WC/utility room, is finished with light neutral decor and wood-effect flooring, which continue into a spacious dining kitchen. Set to the rear, with access to the garden via sliding, glazed doors, ample space is available for a dining table and chairs, as well as comfortable lounge furniture. Modern, neutral units include an integrated oven, a ceramic hob, a fridge/freezer and a dishwasher, with space for a washer and a dryer available in the WC/utility room in the hall.

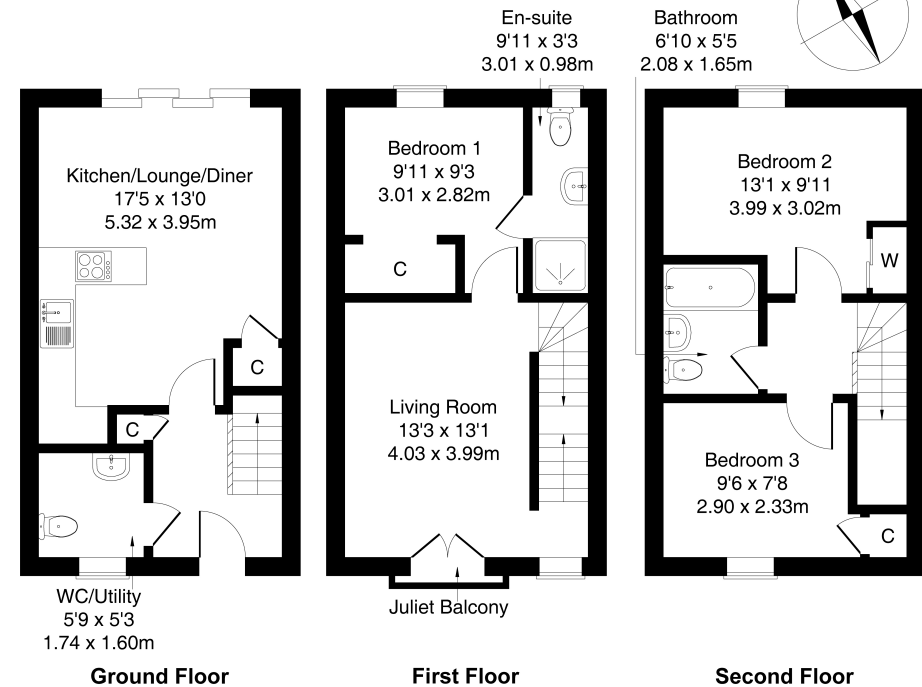
On the first floor, a tastefully presented living room is fronted by a Juliet balcony and enjoys leafy, open views. Also located on this floor, the master bedroom benefits from built-in storage and enjoys a modern en-suite shower room.

Set to either aspect on the second floor are the two remaining bedrooms, both spacious and well-presented and both enjoying built-in storage. Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



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 offering a range of local amenities, including Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's in Longstone. For additional shopping, The Gyle Centre and Hermiston Gait retail park are easily accessible, featuring supermarkets and high street stores, while Westside Plaza also has a multi-screen cinema. Commuting into the city is convenient with regular

bus services and easy access to the city bypass. The development is close to the train station which connects Edinburgh and Glasgow. Napier University is also within close proximity. Outdoor spaces like the Union Canal offer leisure opportunities, and local schools, Edinburgh College, and nearby universities ensure excellent educational options.







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