



## 19 Winterburn Place, Edinburgh, EH14 3JR

Beautifully presented Three-Bedroom, Mid-Terraced Townhouse with Private Garden

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# Property Description

Beautifully presented and spacious three-bedroom mid-terraced townhouse with a private garden. Part of a modern, factored residential development conveniently located in the Clovenstone area, west of Edinburgh city centre.

Comprises an entrance hallway, open-plan kitchen/dining room, living room, three double bedrooms, an en-suite shower room, and a bathroom.

Features light neutral décor throughout, with highlights including a stylish integrated kitchen, modern bathroom suites, and quality flooring. The development offers well-maintained communal grounds, a private garden, and residential parking.

In addition, the property benefits from 6kw solar panels installed with an additional 6.5kw battery.

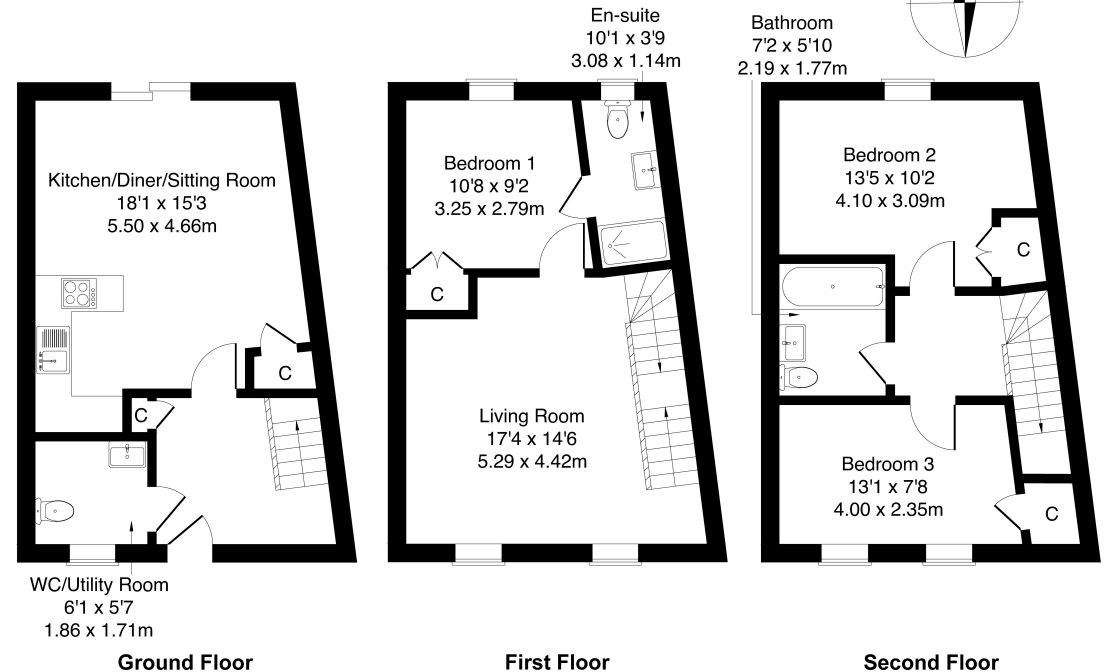
Upon entry, you're welcomed into a bright hallway that provides access to a convenient WC—complete with a ladder-style radiator—and the spacious kitchen/dining area, ideal for entertaining. The kitchen boasts a modern finish with wood-effect countertops, matching upstands, a tiled splashback, a sink with drainer, and an integrated oven and electric hob, while the generous dining area opens out to a private, low-maintenance garden offering further space to entertain. On the upper floor, the living room features carpeted flooring and light décor, creating a comfortable space to relax.

Bedroom one is also located on this floor and includes carpeted flooring, built-in cupboards, and an en-suite shower room with a shower cubicle and ladder-style radiator. Leading up from the living room to the third floor, you'll find bedrooms two and three, both finished with carpeted flooring, light décor, and built-in cupboards. Completing the home is a modern family bathroom with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



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

# Area Description

Clovenstone is a well-established residential area in the west of Edinburgh, featuring a variety of local amenities and several supermarkets nearby, including Lidl at Westside Plaza, ASDA in Chesser, and a large Sainsbury's in Longstone. The area also benefits from easy access to larger shopping destinations like the Gyle Centre and Hermiston Gait retail parks, while Westside Plaza offers additional leisure facilities including a multi-screen cinema. Excellent transport links include frequent bus services into the city centre, direct routes to Edinburgh Airport, and convenient

access to the city bypass and key trunk roads, as well as a nearby train station with frequent links to Edinburgh and Glasgow city centres. Residents enjoy nearby green spaces and scenic walks along the Union Canal, and families are well served by local primary and secondary schools, along with further education options at Edinburgh College and Edinburgh Napier University's Sighthill campus.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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