



Offers Over
£185,000

3/3 Winterburn Place

Wester Hailes | Edinburgh | EH14 3JR

Immaculately presented and stylish first floor apartment forming part of a modern development in the popular residential area of Wester Hailes, close to local amenities and transport links. Offering a fantastic open plan lounge/dining/kitchen, two bedrooms and two bathrooms this property is in true move in condition and is sure to have a wide appeal in the market. Early viewing is highly recommended.

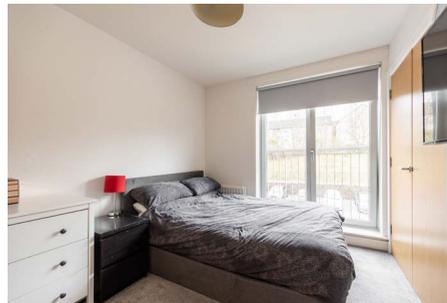
-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Off street parking
-  Lift
-  EPC rating – B
-  Council tax band - B



Description

Quietly located on the first floor and accessed by a lift or common stair, the accommodation briefly comprises entrance hall with secure entry phone system and two cupboards, one of which is plumbed for a washing machine, a bright and airy open plan living space where large dual aspect windows flood the lounge area with natural light, kitchen with sleek white units and breakfast bar with a French door opening onto a balcony providing an ideal outdoor space, principal bedroom with built in wardrobe and Juliette balcony, en-suite shower room, bedroom two with built in wardrobe and family bathroom with shower over bath.

The property further benefits from a district heating system and double glazing.



Extras

All fixtures and fittings will be included in the sale, along with the fridge/freezer, induction hob and electric oven.

Gardens and Parking

There are well maintained communal garden grounds and off street parking is available. There is the option to purchase an allocated space from the factors. There is also a bike store.

Factoring

The property is factored by RMG Scotland and the charge is £69pcm with a £150 float held.

Viewing

By appointment through Neilsons (0131 625 2222).





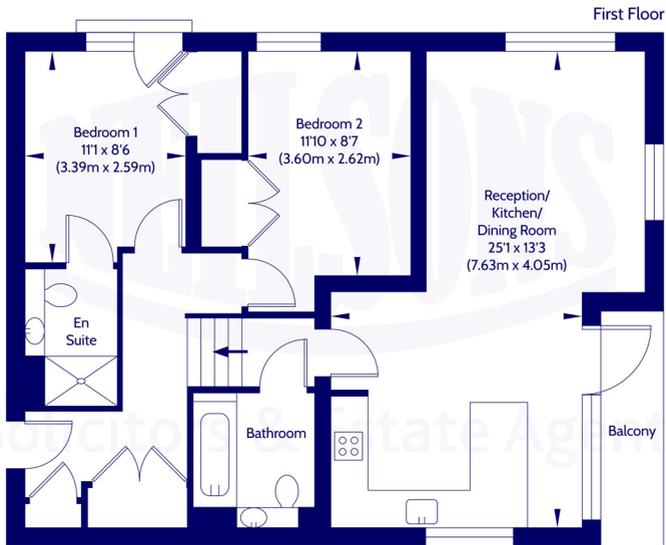
Location

Winterburn Place 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 great bus links to the city centre and beyond. There is a train station closeby and the City Bypass is only a short drive, providing direct access to the main Scottish motorway network system.





Approx. Gross Internal Floor Area 72.4 Sq M / 779 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 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.



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