



Westburn

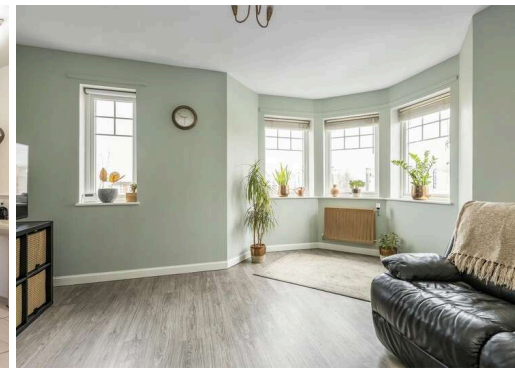
144/7 Morvenside
EH14 2AD



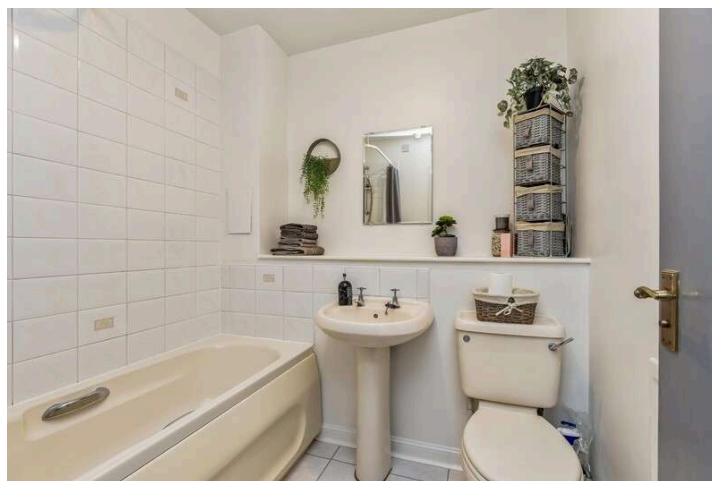
Top Floor Flat - Buzzer 7

OFFERS OVER £160,000

- Entrance vestibule
 - Hall
 - Kitchen
 - Living room
 - 2 bedrooms
 - Bathroom
-
- Gas central heating
 - Double glazing
 - Communal grounds
 - Residents parking area



Viewing by appointment please call
Solicitors: 0131 253 2379



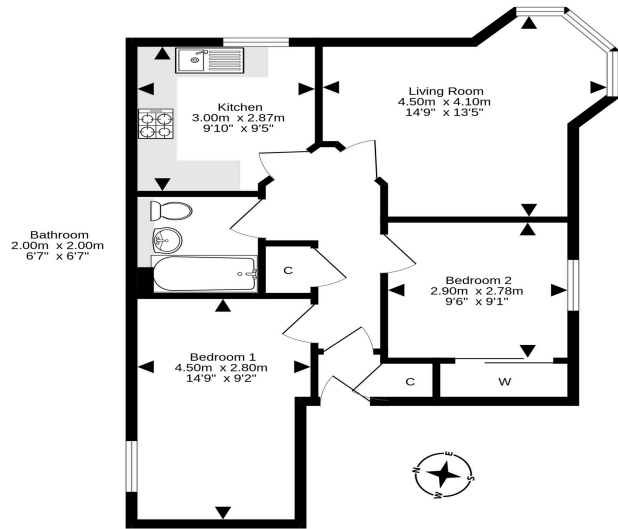




Viewing is highly recommended of this 2-bed, top floor flat which is situated in the popular Westburn area. A variety of shopping options are available including the nearby Westside shopping centre, which includes a multi-screen cinema, and a nearby Lidl supermarket. The area has fantastic transport links to the city centre, including via bus, a train station at Wester Hailes, and the City Bypass is only a short drive away.

Accessed via a well-maintained stairwell, the property opens to an entrance vestibule with a handy storage cupboard and leads to the hallway. The hallway features an entry phone, storage cupboard, and gives access to the rest of the accommodation. The bright living room features bay windows and has plentiful space for living furniture. The kitchen benefits from a range of base and wall units, sink unit, a slot in cooker, under counter fridge, a Beko freezer, and a washing machine. The flat has two double bedrooms, one of which includes a built-in mirrored wardrobe. Completing the accommodation is the family bathroom which has tiled floors, partially tiled walls, and comprises of a bath with an overhead shower, WC and a wash hand basin.

The flat has access to well-maintained communal gardens, and a designated parking space. Additional benefits include gas central heating complimented by double glazed windows, and loft space accessible from the hallway.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metreque 5/2024

EXTRAS

All aforementioned white goods, and blinds to be included in the sale (no warranties to be given).

OFFERS

Offers Over £160,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

