



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

4/3 Westburn Avenue

EDINBURGH, EH14 2TH





# 4/3 Westburn Avenue

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The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities. The Wester Hailes Shopping Centre offers an excellent range of shops and a supermarket to serve all your necessary requirements. Local schooling can be found within walking distance both at primary and secondary

levels and regular bus services run to and from the City Centre and surrounding area.

The Wester Hailes Education Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as swimming pool, badminton and squash courts.





McEwan Fraser Legal is delighted to present this one-bedroom flat in Edinburgh's popular Wester Hailes. The property is in excellent walk-in condition. The flat benefits from excellent transport links throughout the city. Inside, the property comprises of:

- Fully equipped kitchen with free-standing appliances
- A spacious living area with ample space and a dining area
- One spacious double bedroom with built-in storage cupboard
- Main bathroom which has an electric shower over the bath in modern condition
- The property also benefits from having additional storage space in the hallway

In addition to this, the property includes private parking to the rear of the building with communal garden grounds.



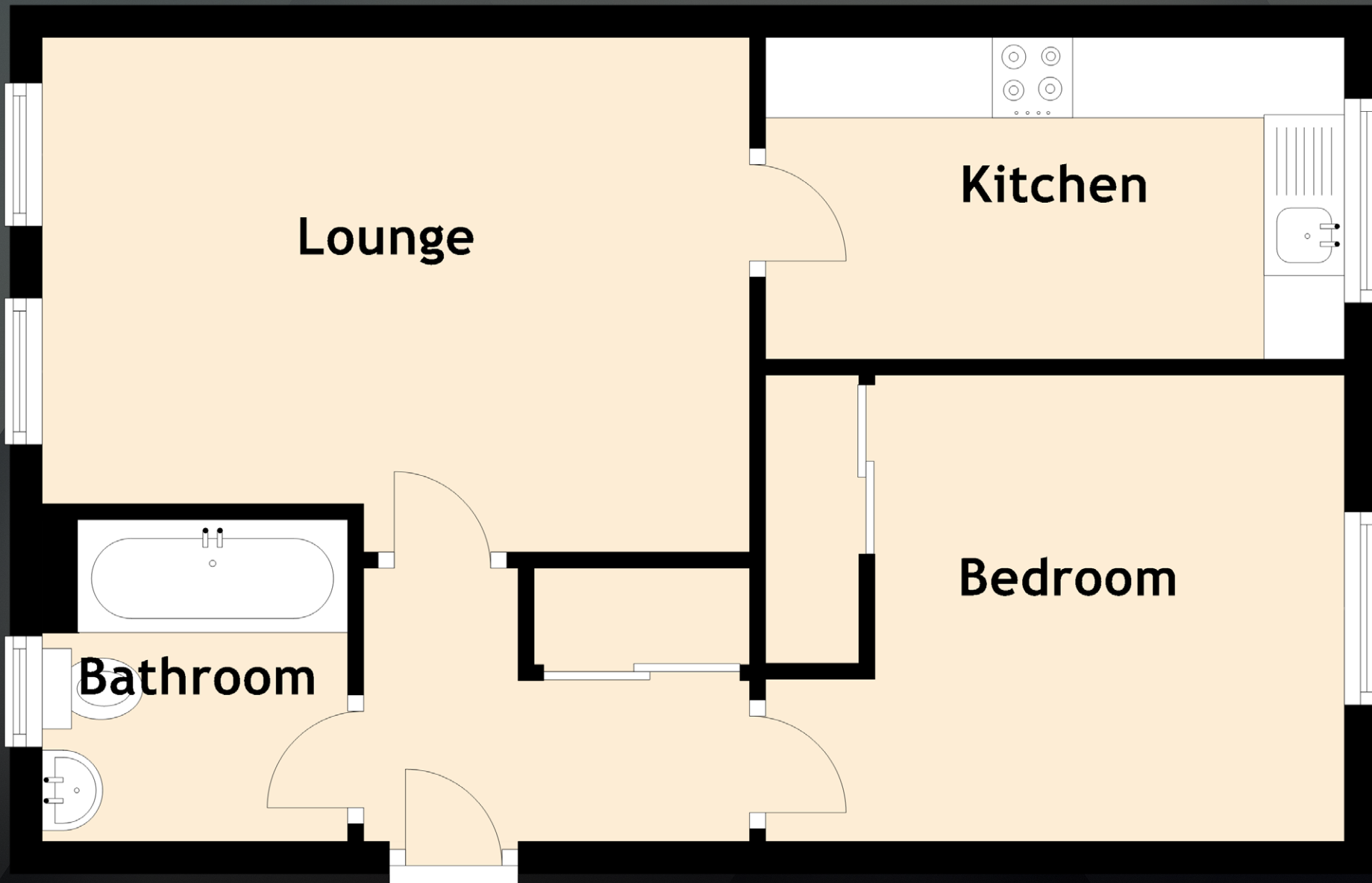




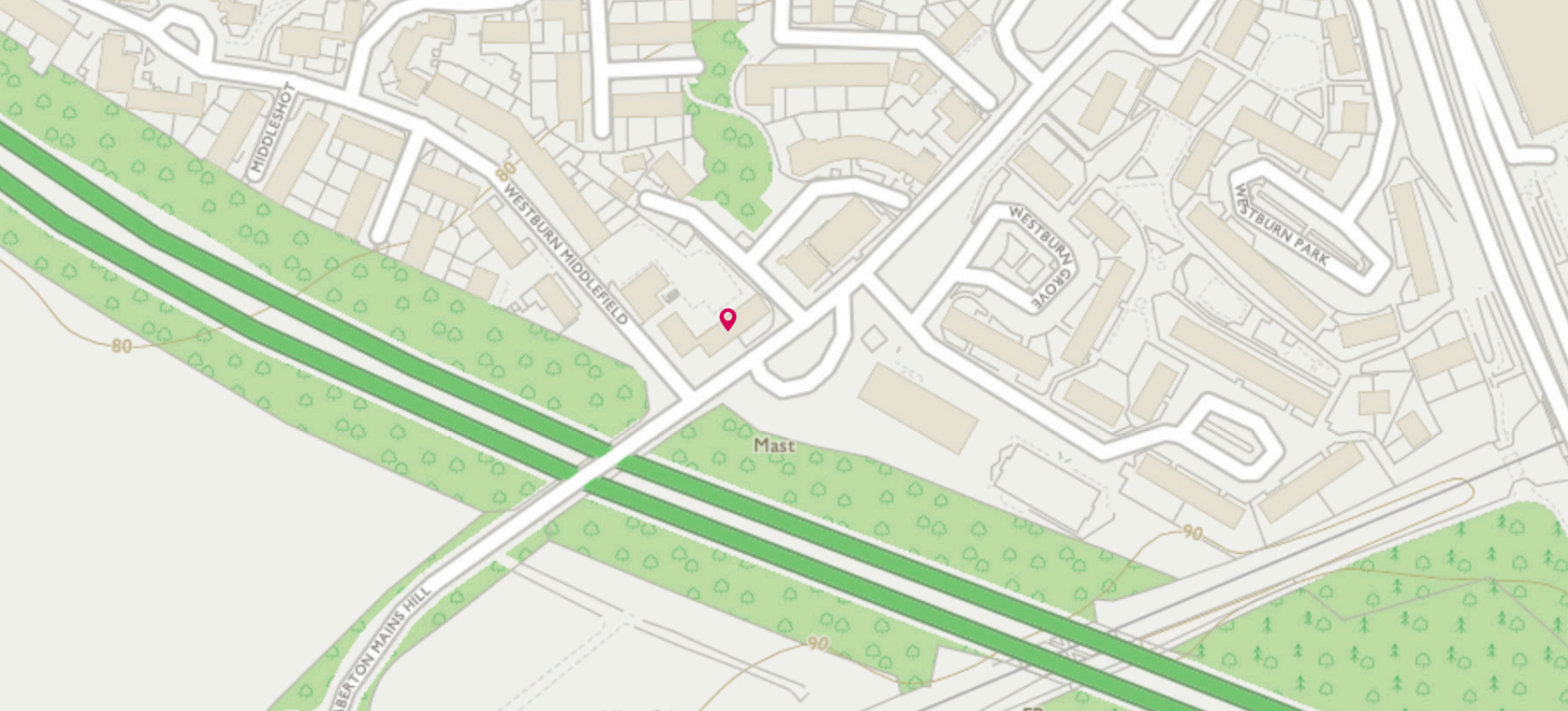
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen	3.60m (11'10") x 2.00m (6'7")
Bedroom	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>  
EPC Rating: D







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Text and description  
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