

# 18/3 Westburn Park

WESTBURN, EDINBURGH, EH14 2RU



*SPACIOUS THREE BEDROOM FLAT IN  
EDINBURGH'S POPULAR WESTBURN AREA*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Edinburgh's Westburn Area nearby Wester Hailes. The property could benefit from modernisation. Internally, the property comprises of:

- Fully equipped kitchen which is in good condition and has been well cared for
- Spacious living/dining area which is flooded by natural light
- One master bedroom and two smaller bedrooms
- One main three-piece family bathroom is well proportioned with a shower over the bath
- Storage unit on the landing

In addition to this, the property has excellent on-street free parking.

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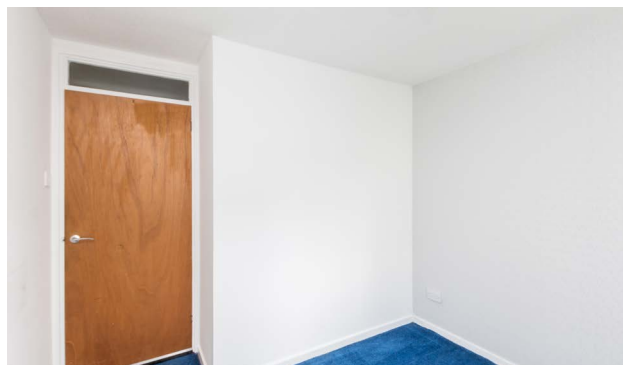
lounge/diner

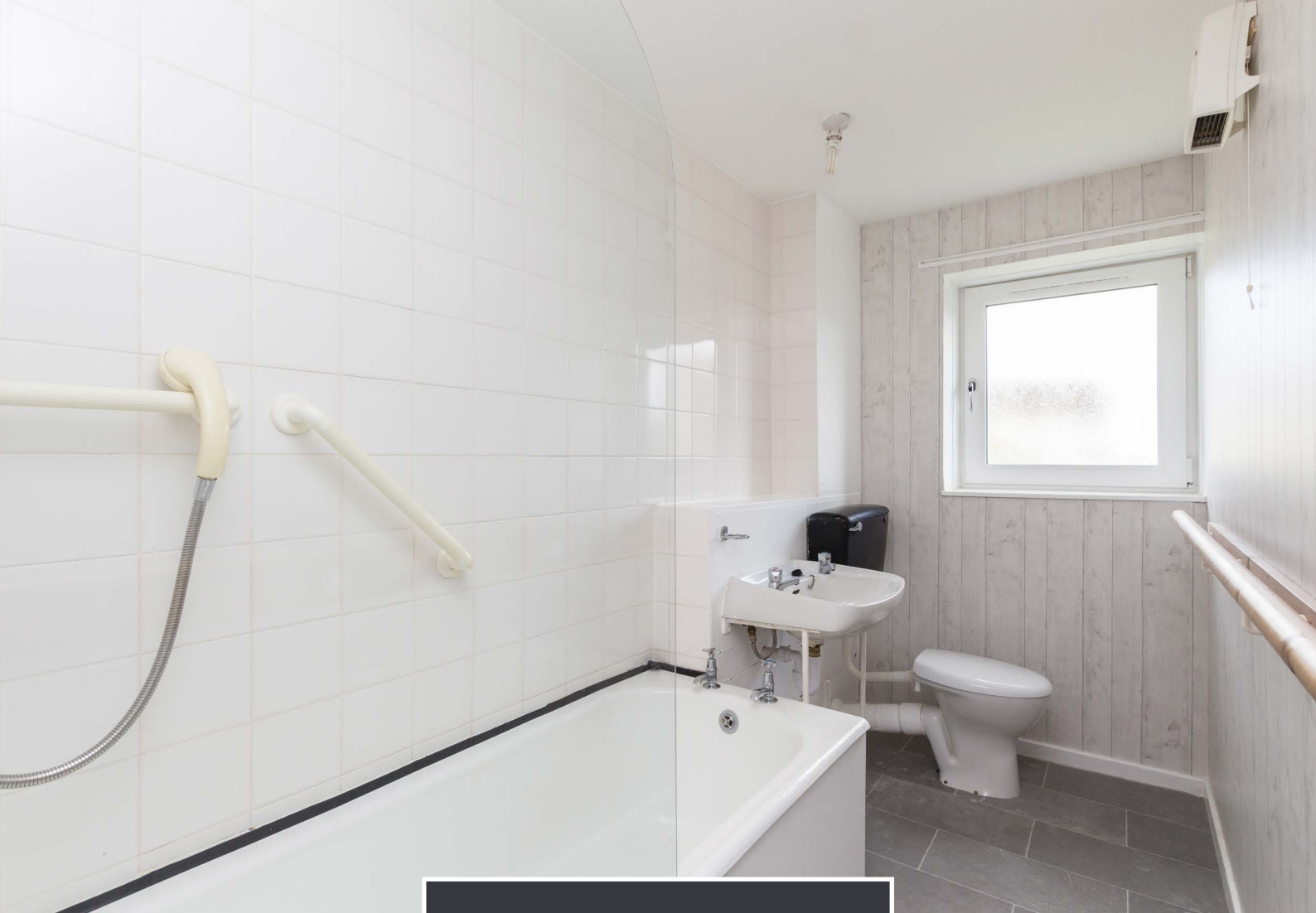


# the kitchen

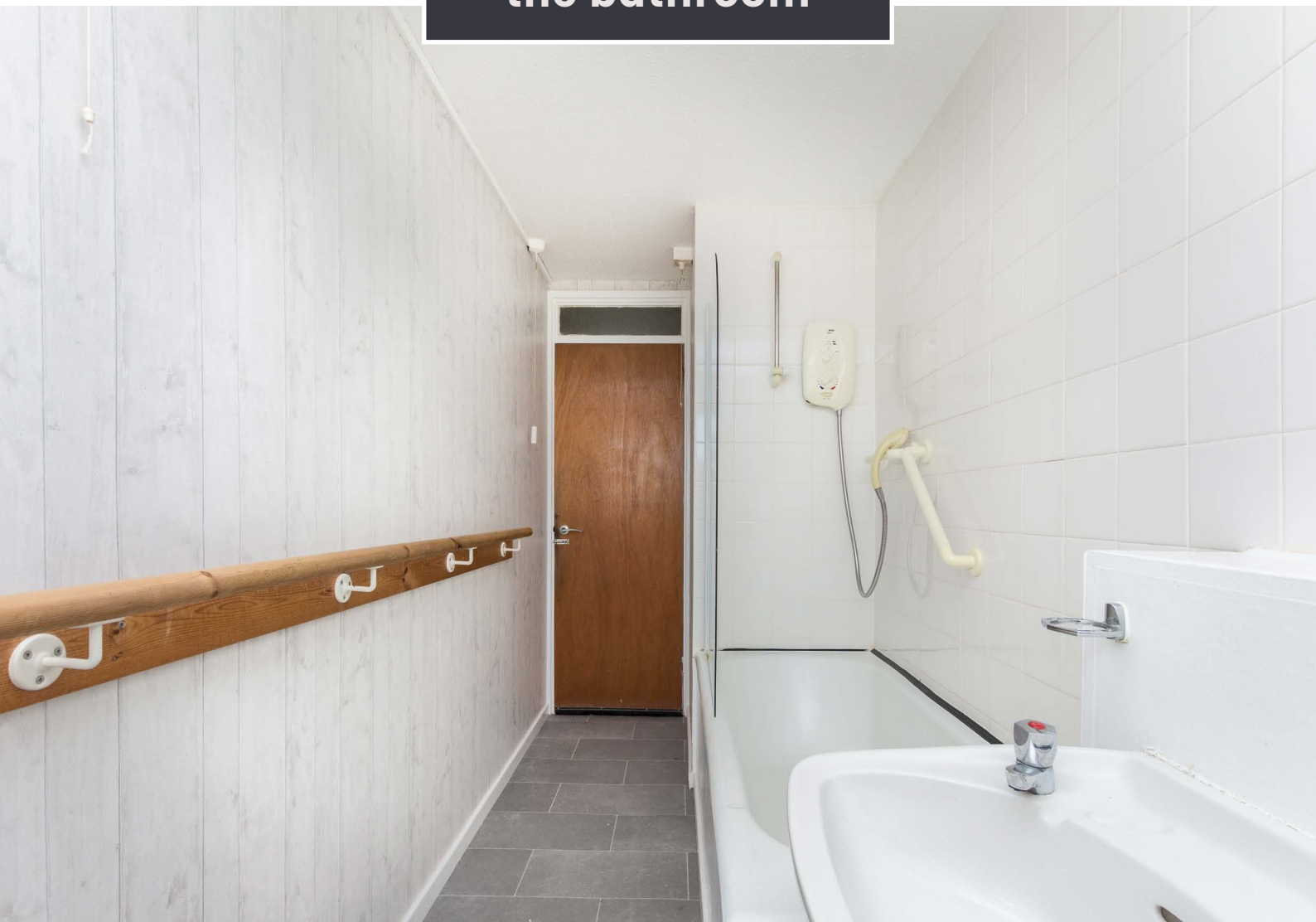


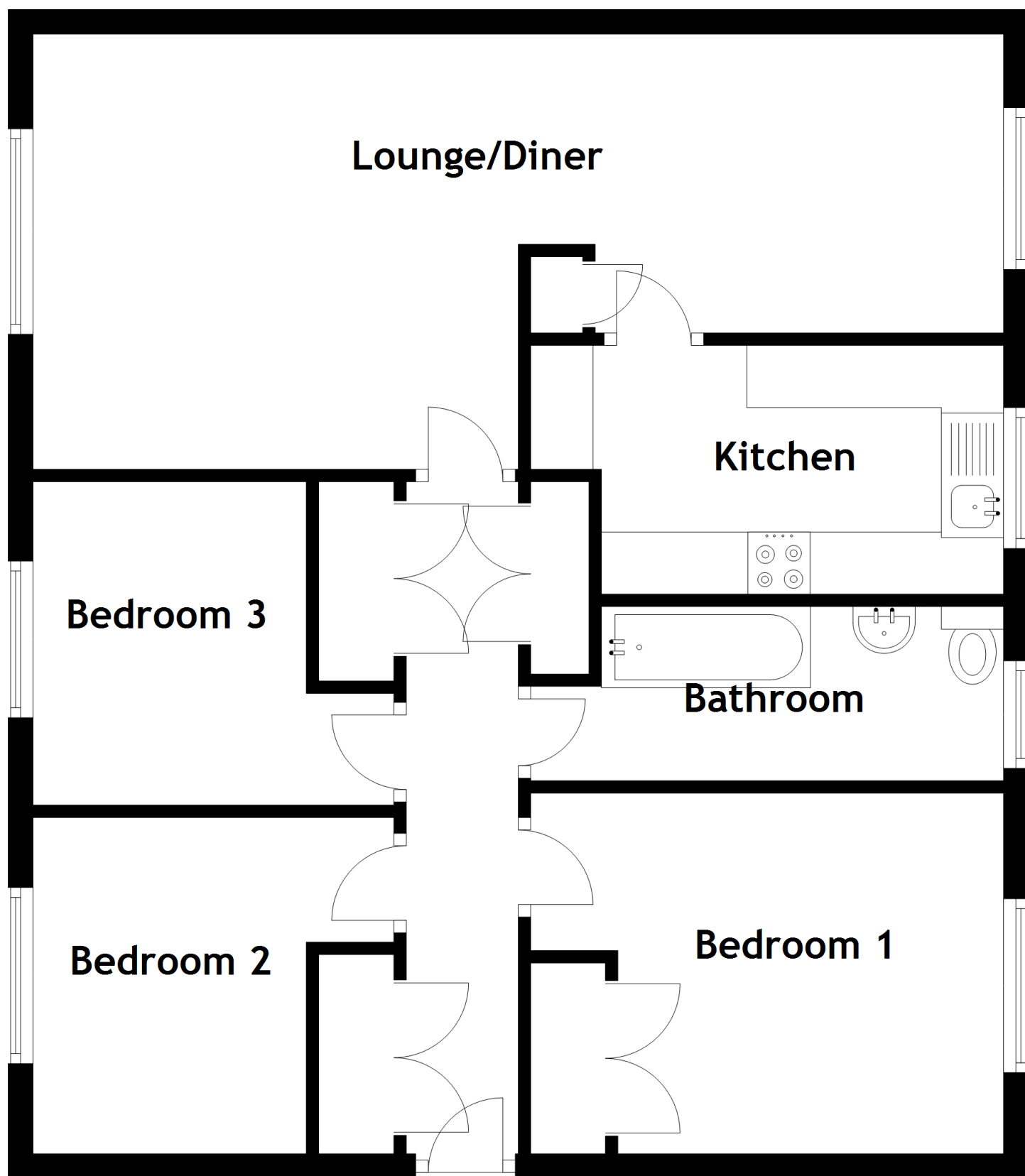
the bedrooms





**the bathroom**





Approximate Dimensions

(Taken from the widest point)

Lounge/Diner 7.80m (25'7") x 3.50m (11'6")

Kitchen 3.90m (12'10") x 2.00m (6'7")

Bedroom 1 3.80m (12'6") x 2.90m (9'6")

Bedroom 2 2.90m (9'6") x 2.70m (8'10")

Bedroom 3 2.90m (9'6") x 2.60m (8'6")

Bathroom 3.90m (12'10") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C



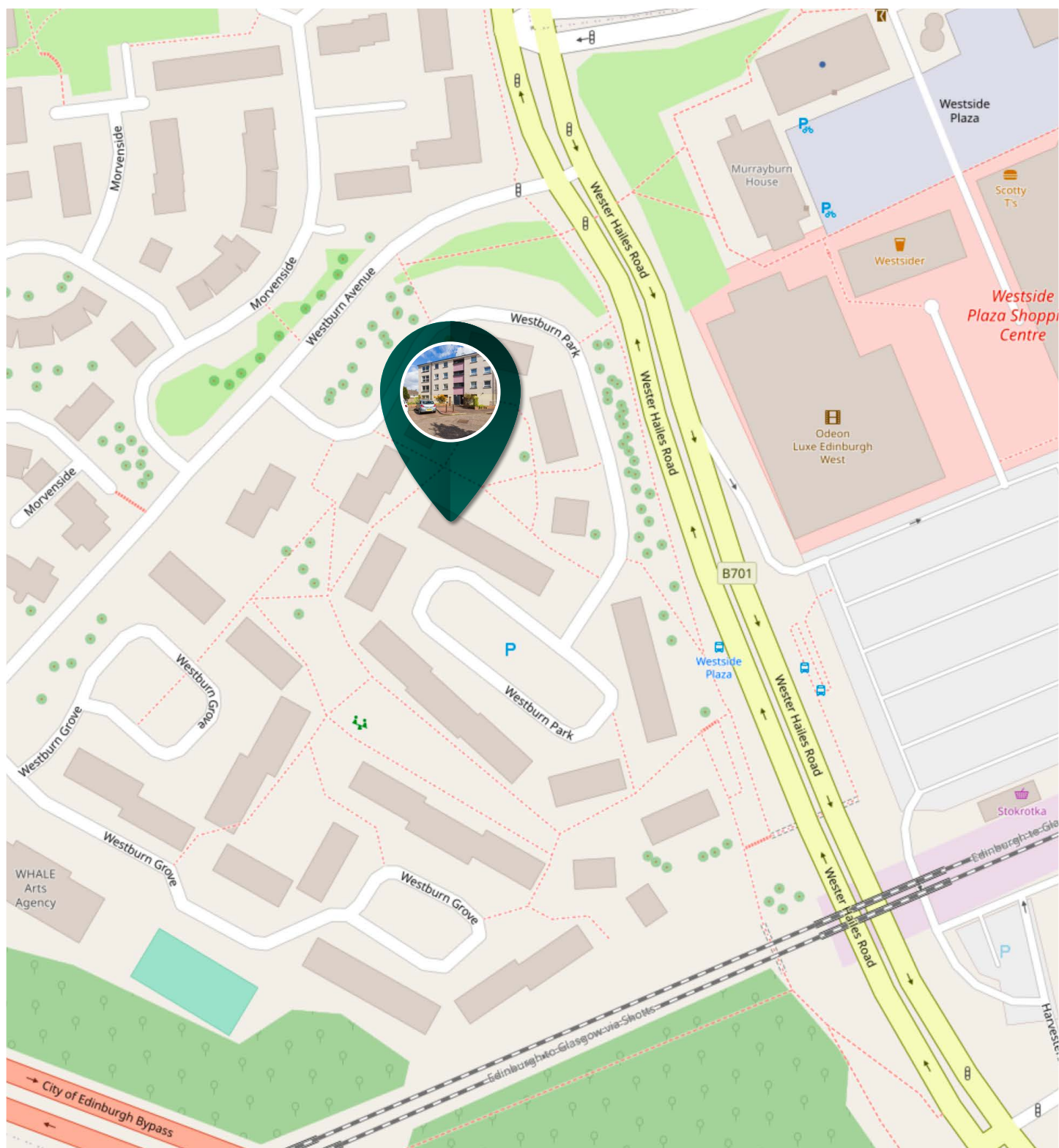
The property is located within the Westburn area of Edinburgh, lying west of the city centre. Close by you will find local amenities and shopping, with excellent road and public transport links for travel.

The property is within easy reach of Westside Plaza Shopping Centre, which offers a wide range of shopping facilities and a multiplex cinema. Further shopping facilities and amenities are available at the Gyle Shopping

Centre and Hermiston Gait, both of which are a short distance away.

A regular bus service runs to the city centre and surrounding areas and the property is also ideally placed for access to the City Bypass.

There are local schools from primary through to secondary within easy reach, as well as Edinburgh College.



# McEwan Fraser Legal

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