

1/7 Westburn

MIDDLEFIELD, EDINBURGH, EH14 2TJ



*Immaculately Presented One Bedroom Flat In
Edinburgh's Wester Hailes*



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McEwan Fraser Legal is delighted to present this one-bedroom flat in Westburn. The property is in walk-in condition and is ideal for first-time buyers and investors alike. The flat showcases excellent views of The Pentland Hills with excellent transport links to and from the city centre.

THE LOUNGE



Inside, the property comprises:

- Secure entry system
- Double glazing
- Electric storage heaters
- Spacious living area with ample storage space
- Loft space for additional storage
- Fully equipped kitchen

THE KITCHEN





- Good-sized storage cupboard in the hallway
- One bathroom with a bath and shower unit
- One spacious double bedroom with a built-in storage cupboard

THE BATHROOM



THE BEDROOM

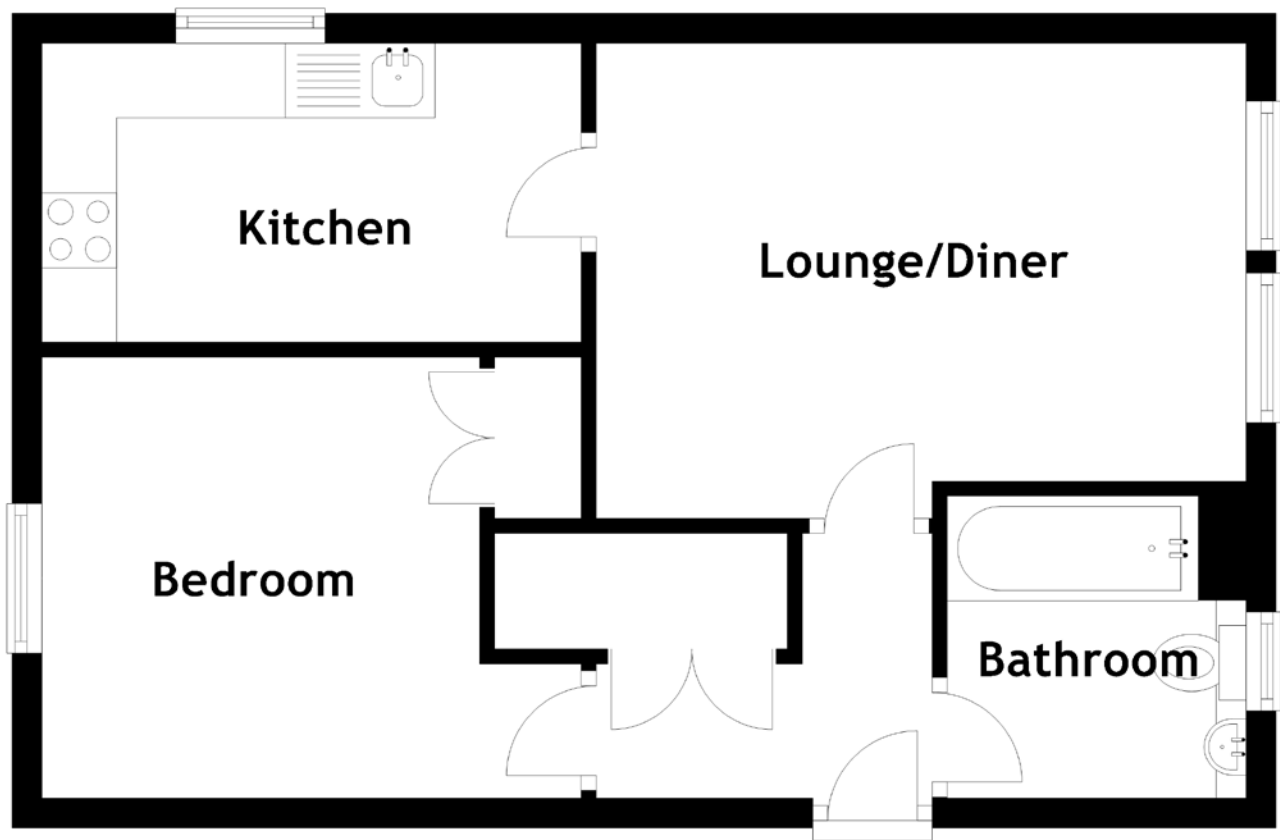


In addition, the property includes parking. This is a rare opportunity to acquire a true move-in condition property in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

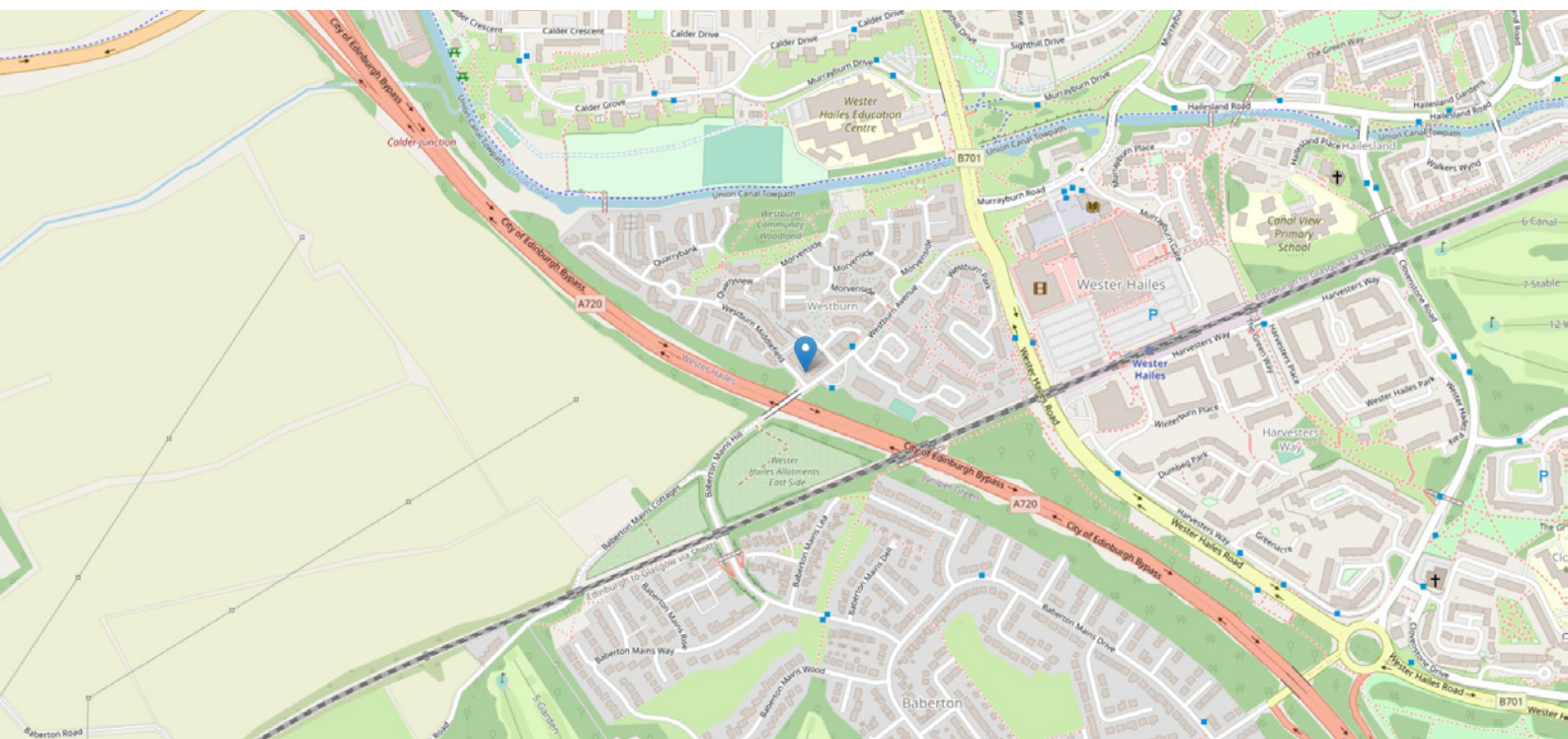
Lounge/Diner 4.35m (14'3") x 3.18m (10'5")
Kitchen 3.61m (11'10") x 2.00m (6'7")
Bedroom 3.61m (11'10") x 2.95m (9'8")
Bathroom 2.00m (6'7") x 1.99m (6'6")

Bedroom

3.61m (11'10") x 2.95m (9'8")

Gross internal floor area (m²): 40m²

EPC Rating: D



THE LOCATION

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



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Part
Exchange
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