



**8/3 Westburn Grove**  
**EDINBURGH, EH14 2RY**



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Westburn Grove is situated in the South West of Edinburgh and benefits from a variety of local shops and recreational facilities and further shopping facilities at the Gyle Shopping Centre. Excellent proximity to Stevenson College, Napier University, Heriot Watt University and the Gyle Business Park. The local public transport system and Wester Hailes Railway Station provide frequent links to the City Centre, surrounding areas and points West. Good schooling is provided locally at all levels and a large range of leisure and recreational facilities are close at hand. A multi-screen cinema complex, swimming pool, golf courses, health clubs, canal walks and the Pentland Hills are a few of the attractions on offer locally. The City Bypass and national motorway system are easily accessible, as is the Forth Road Bridge and Edinburgh International Airport

## DESCRIPTION

8/3 Westburn Grove is a superb first time buy or investment property and is offered in excellent decorative order and is available to purchase immediately. The well laid out accommodation comprises: communal entrance with storage cupboard; entrance hall; bright and spacious living room; modern fitted kitchen with appliances; three good sized bedrooms with a further bedroom/study off the kitchen and a bathroom with 3 piece white suite and thermostatic shower over the bath. Further benefits include full double glazing, gas central heating and non allocated parking to front and rear. Located in the Westburn area, to the west of the city centre, the property is within easy reach of Westside Plaza Shopping Centre.

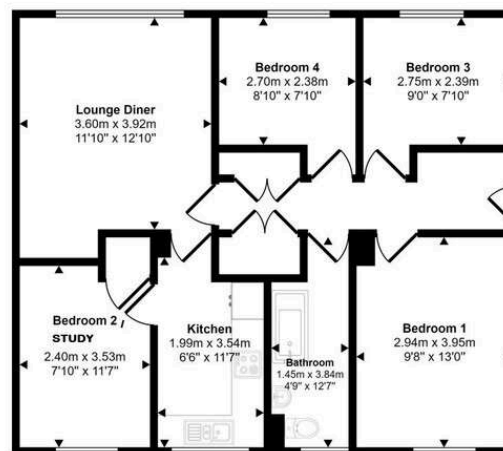
## EPC RATING

The energy efficiency rating for this property is band C.

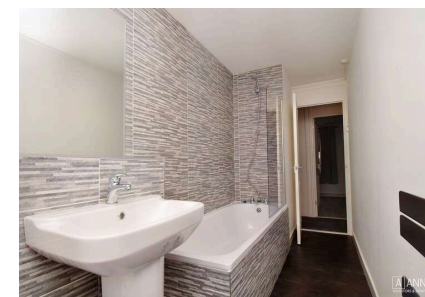
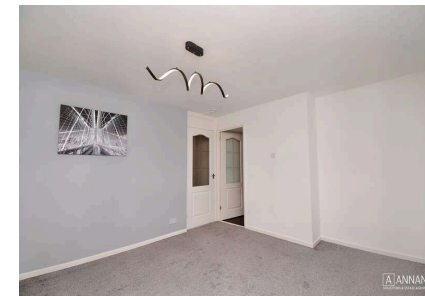
## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.

Approx Gross Internal Area  
75 sq m / 807 sq ft



Floorplan



**A** ANNAN  
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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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