



Solicitors & Estate Agents










Offers Over
£190,000

102 Morvenside

Westburn | Edinburgh | EH14 2SQ

A fantastic opportunity has arisen to purchase this end terraced house with driveway and private gardens. Now in need of some improvements the property would suit first time buyers, professionals or young families.

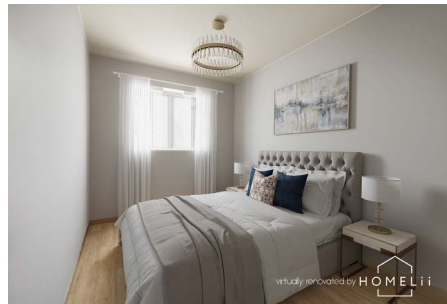
-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Internally the accommodation comprises; welcoming entrance hallway with useful storage, light and airy reception room, spacious dining kitchen with door accessing rear garden, two well proportioned double bedrooms with fitted wardrobes/cupboard, good sized third bedroom and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer. The property will be sold as seen.

Gardens & Driveway

The rear garden is fully enclosed with decking area, creating a pleasant outdoor retreat for entertaining and safe space for children and pets. To the front there is a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

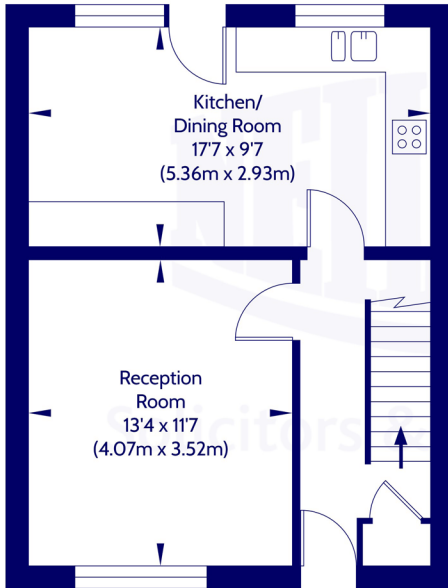
Westburn forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multiscreen cinema together with many shops and services serving every day needs including a Lidl supermarket. A large Sainsbury and Asda are both available in neighbouring districts with more extensive shopping available at the Gyle Shopping Centre and Hermiston Gait. Recreational facilities in the area include the Wester Hailes Education Centre which provides a large swimming pool. Edinburgh College, the Sighthill campus of Napier University and the main campus of HeriotWatt University to the west, in Riccarton are all within easy reach and the area is well served by frequent public transport services with great bus links to the city centre and beyond, there is a train station at Wester Hailes offering quick access to the city centre and surrounding area and the City Bypass is only a short drive, providing direct access to the main Scottish Motorway network system.



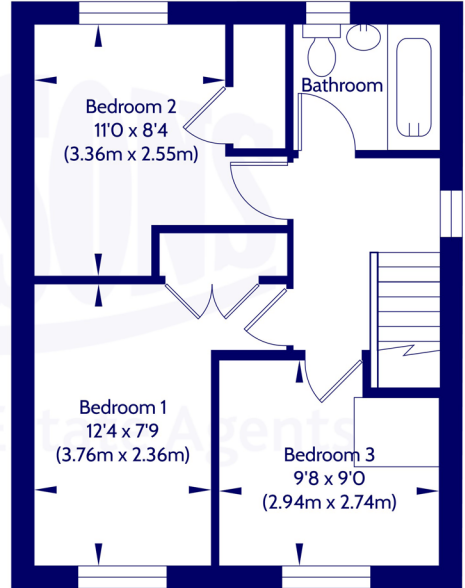
Approx. Internal Area 77.44 Sq M / 834 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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