

**3/14 Winterburn Place
Wester Hailes EH14 3JR**

Offers Over £140,000

- Spacious entrance hallway with storage cupboard
- Open plan lounge/dining/kitchen with appliances included
- 2 excellent double bedrooms with master en suite
- Bathroom fitted with a three piece suite and shower
- Electric heating (wet system)
- Double glazing
- Lift to all floors/bin store and bike store
- Ample parking



Bright and spacious modern 3rd floor flat with sunny southerly aspect

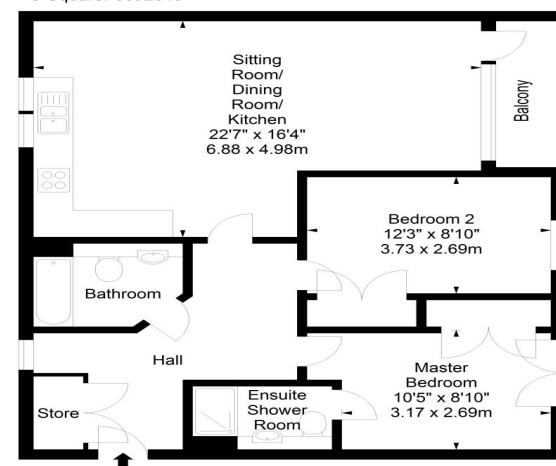
An immaculately presented and very spacious modern third floor flat that would make an ideal starter home. The flat is quietly located close to all local amenities and excellent road and rail links. Wester Hailes is located to the west side of the city centre which can be easily accessed via a frequent public transport service and by rail from the local station. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. Locally there are shopping facilities at the Wester Hailes shopping centre, Hermiston Gait and The Gyle Centre. Recreational facilities include the Odeon Cinema complex, walks along the Union Canal, a couple of gyms and Baberton and Kingsknowe Golf clubs and the use of sporting facilities at the Wester Hailes Community High School.



Winterburn Place,
Edinburgh,
Midlothian, EH14 3JR



Approx. Gross Internal Area
797 Sq Ft - 74.04 Sq M
For identification only. Not to scale.
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Third Floor

Council Tax Band B

Energy Rating B

Viewing Sunday 11.30-1.30pm or by appointment phone 0131 337 1800

Property Centre:
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